



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Tuesday, September 2, 2008

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
DAWN SHERRY
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify

closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: That on Thursday, August 28, 2008 at 4:00 p.m., the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

REVIEW AFTER FINAL

A. 504 E ARRELLAGA ST

R-3 Zone

Assessor's Parcel Number: 027-260-001
Application Number: MST2003-00298
Owner: AnneMarie Schoepp, Trustee
Architect: Brian Nelson

(Proposal for a three-unit condominium development incorporating the existing 2,148 square foot residence and adding a new 2,326 square foot duplex on a 7,500 square foot lot. The project was previously approved on February 17, 2005, as apartments.)

(Review After Final to revise project consisting of the following: Unit A revised second floor plan including bay window at dining room, Unit B revised to add a new deck on the north side and remove the patio on the west side, Units A, B and C to add new wood burning fireplaces with new chimneys, Units B & C to alter roof design over stairs, all units window changes from double hung to casement and lower floors are to be plaster finish instead of wood.)

Continued one week with the following comments: 1) Provide corbels below new bay window/seat at dining room. 2) Provide chimney cap details. 3) Return with all proposed building colors.

REVIEW AFTER FINAL

B. 1624 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-083
Application Number: MST2004-00744
Owner: Bruce Schmidt
Architect: Eric Swenumson

(Proposal to construct a 2,732 square foot two-story single-family residence with an attached 440 square foot two-car garage on a vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback. Project also includes 300 cubic yards of grading.)

(Review After final to remove rock facade and replace with stucco on north and south elevations and to relocate electrical service.)

Approval of Review After Final with the following conditions: 1) Landscape Architect to confirm that the vegetation will properly screen the south elevation. 2) Submit photo of new location of electrical service panel.

REVIEW AFTER FINAL**C. 608 ANACAPA****C-M Zone**

Assessor's Parcel Number: 031-151-017
Application Number: MST2008-00160
Applicant: Jeb Wilson
Owner: Jason D. Leggitt
Owner: Mark Harris
Architect: David Hiatt

(Proposal to reconfigure the existing entry way to the building to provide a more pedestrian and ADA friendly entrance. The proposal includes removing an existing step, raising the pathway to the building above the street level, removing the existing accessible ramp, and additional landscaping to match existing.)

(Review After Final revisions to add window tinting to lower floor tenant of building.)

Continued one week with comment for applicant to find a less reflective material.

FINAL REVIEW**D. 2541 MODOC RD****E-1 Zone**

Assessor's Parcel Number: 049-170-011
Application Number: MST2008-00169
Applicant: Shawn Mercer
Owner: MRP Santa Barbara, LLC
Architect: Rick Huang

(Proposal for an exterior remodel to an existing 37 unit apartment complex to include new exterior finishes, new roofing material, replacing all existing windows and doors, exterior lighting, adding balconies and patio areas, replacing the existing play structure and barbeque area, new landscaping and two three-foot high retaining walls. The lot is legal non-conforming to density and therefore no new additional square footage is allowed.)

(Final Approval of the Landscaping is requested.)

Final Approval of Landscaping and irrigation as noted on Sheet L.1 of August 11, 2008 plan set.

REFERRED BY FULL BOARD**E. 302 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-281-001
Application Number: MST2008-00254
Applicant: Dale Pekarek
Owner: David Back
Designer: The Fine Line

(Proposed remodel of an existing, 3,228 square foot two-story, mixed-use building. The project includes the reconfiguration of the upstairs two and three-bedroom units to one-bedroom units, striping the existing unstriped parking lot for eight parking spaces, and changing the exterior facade of the building. Also proposed on the exterior is a new entry vestibule and accessible ramp for the residential units, new doors and windows, and new exterior stairs to the second floor.)

(Preliminary Approval granted July 28, 2008. Final Approval is requested.)

Final Approval with the following conditions: 1) Applicant to submit a letter from City Arborist with approval of proposed street tree removal for file. 2) Any/All signage to be reviewed and approved by Sign Committee. 3) The tan building color shall be tan as indicated on the approved color board and shall not be or appear gray in color.

REFERRED BY FULL BOARD

F. 1298 LAS POSITAS RD

A-1 Zone

Assessor's Parcel Number: 047-010-034
Application Number: MST2007-00492
Applicant: Burke Design
Owner: City Of Santa Barbara
Owner: Elings Park Foundation
Designer: Burke Design

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio Street). The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

(Preliminary Approval granted July 28, 2008. Final Approval is requested.)

Final Approval with the conditions for the applicant to reproduce the details, as reviewed, on full size plan sheets to be attached to Final Approval set.

NEW ITEM

G. 1050 VISTA DEL PUEBLO 13

R-2/7.2 Zone

Assessor's Parcel Number: 035-370-013
Application Number: MST2008-00377
Owner: Michele Ann Britton
Agent: Christopher Fitch

(Proposal to convert 155 square feet of existing unfinished crawl space into habitable space, a 55 square foot interior remodel, and the addition of a new window in an existing 932 square foot condominium. Exterior changes include a new window with wood trim and black anodized finish to match the existing windows.)

(Action may be taken if sufficient information is provided.)

Final Approval the condition to remove "office" connotation from all plan sheets.

NEW ITEM**H. 3804 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 057-240-055
Application Number: MST2008-00391
Applicant: Brett Marchi
Owner: HILF Company, LLC

(Proposal for improvements to accessibility to an existing bank. Additional new rampway at rear and an asphalt overlay to surface of existing parking stalls to correct existing slope from 3% grade to 2% or less. Paint required accessible path of travel from parking to building. New pathway improvements at front of bank along State Street building exit and landscape alterations. New stone wall, guardrail, stone veneer wall to match existing stone walls.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely.

NEW ITEM**I. 2031 DE LA VINA ST****C-2/R-4 Zone**

Assessor's Parcel Number: 025-301-025
Application Number: MST2008-00405
Applicant: Ed Martin
Owner: Braille Institute of America, Inc
Business Name: Braille Institute of America

(Proposal to construct a 16' X 18', 288 square foot aluminum latticework patio cover at the rear of the building. The cover will be supported by concrete columns.)

(Comments only; Project requires Environmental Assessment.)

Continued indefinitely with the following comments: 1) The design of the trellis and support should be more compatible with the quality of the existing architecture. 2) Aluminum material is not acceptable.

NEW ITEM**J. CITYWIDE - U.S. HWY 101****? Zone**

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2008-00409
Owner: Caltrans - Mike Sandecki
Agent: Fred Luna

(Proposal to install traffic monitoring systems at four locations on US Highway 101 at Castillo Street, Garden Street, Hermosillo Drive, and Olive Mill Road. The equipment for the Castillo and Garden Streets locations would be mounted on existing poles. The equipment for Hermosillo Drive and Olive Mill Road will require new poles, and will have solar panels and a microwave vehicle detection device. One of the locations is in El Pueblo Viejo Landmark District.)

Continued indefinitely.

Items on Consent Calendar were reviewed by **Christopher Manson-Hing**. Consent Calendar ended at 2:55 p.m.