



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, December 8, 2008

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
DAWN SHERRY - PRESENT
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, December 4, 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. 1515 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 029-060-005
Application Number: MST2004-00861
Owner: Amalia Alcantar Castelo
Architect: Gil Garcia
Designer: Ubaldo Diaz

(Proposal to add 133 square feet to the basement level, add 215 square feet to the first floor and add a 276 square foot loft to the main level of the existing 4,902 square foot single-family residence with a 648 square foot attached garage. Proposal will also include a remodeled and re-finished exterior finish. The project will result in a three-story 5,525 square foot single-family residence with an attached 648 square foot two-car garage on a 28,781 square foot lot located in the Hillside Design District.)

(Review After Final for color change to stucco walls and window sash; remove existing garage doors and posts and replace with a new 18 foot garage door; new windows; and new 8x8 posts with top corbel detail at main level deck to replace previously approved round columns.)

A letter in opposition from Paula Westbury was acknowledged.

Approval as noted of Review After Final on A2.1 for the soffit above the garage door header to be a curved element; to be corrected on building plan submittal.

REVIEW AFTER FINAL**B. 617 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-152-030
Application Number: MST2002-00257
Owner: SB Mental Health Assoc.
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Permit Processing Services (SEPPS)
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification. The project received Planning Commission Approval on 1/27/05 (Resolution No. 006-05).)

(Review After Final for revisions to the fellowship courtyard wall, bench, and landscaping; the addition of a new concrete swale at MHA and Alano Club properties and a trench drain at the private alley.)

A letter in opposition from Paula Westbury was acknowledged.

Approval as submitted of Review After Final with the condition that the landscaping materials are to remain the same as originally approved.

CONTINUED ITEM**C. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003
Application Number: MST2008-00500
Owner: Chevron U. S. A., Inc.
Architect: Liddy McKenzie

(Proposal to install a new Veeder-Root Carbon Canister Vapor Polisher (CCVP) on the existing vent risers. The proposal also includes the relocation of the existing islands to include new gas pump dispensers, color change to existing building, and demolition of the existing 56 square foot kiosk. All proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval with the condition that the new canister is to be painted to match the color of the existing vent risers.

REFERRED BY FULL BOARD**D. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC**

Assessor's Parcel Number: 035-142-RW

Application Number: MST2007-00473

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

(Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

(Preliminary Approval granted on 6/16/08. Final Approval is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Continued one week for Landscaping review with the following comments: 1) the walls should not be taller than 48 inches; 2) all portions of wall to be built at 90 degrees; and 3) Option 3 is not preferred as it involves relocating existing trees.

REFERRED BY FULL BOARD**E. 1102 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-006

Application Number: MST2006-00664

Applicant: Design Arc

Owner: Anthony M. Turchi

(Proposal for a 2,376 square foot three-story single-family residence and attached 400 square foot two-car garage and the partial demolition of an existing 2,097 square foot residence to be remodeled into an accessory structure. The project, located on an 11,550 square foot lot in the Hillside Design District, includes 381 cubic yards total of cut and fill grading. Modifications are requested for the following: encroachment of the main building into the front yard setback on Roble Lane; encroachment of the accessory structure into the front yard setback on Alameda Padre Serra; encroachment of the main building into the side yard setback; location of the proposed accessory building in the front yard; and to provide non-conforming open yard area.)

(Preliminary Approval expired 11/19/08; a new Preliminary Approval and Final Approval is requested.)

Public Comment from Steve Chang; concerned with landscaping and privacy issues at the east elevation adjacent to their property.

A letter in opposition from Paula Westbury was acknowledged.

Preliminary and Final Approval as submitted of Architecture. Continued one week to Consent for Landscaping with the comment to provide an east property line for existing and proposed landscaping.

NEW ITEM**F. 930 SENDA VERDE A-1/E-1 Zone**

Assessor's Parcel Number: 049-440-016
Application Number: MST2008-00559
Owner: American Baptist Homes of the West
Architect: Craig Burdick
(Proposal for a new emergency generator and a new 165 square foot exterior masonry enclosure to be located at the dining hall patio at the Valle Verde Personal Care Center.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

NEW ITEM**G. 2981 CLIFF DR P-R/SD-3 Zone**

Assessor's Parcel Number: 047-092-013
Application Number: MST2008-00470
Owner: County of Santa Barbara
Architect: Ken Kruger
Applicant: Ed Bertling
(Proposal to construct a new 144 square foot self serve pet wash at the entrance to Arroyo Burro Beach County Park adjacent to the northeast parking lot.)

(Courtesy review for County project.)

A letter in opposition from Paula Westbury was acknowledged.

Positive comments provided to Applicant.

Items on Consent Calendar were reviewed by **Dawn Sherry**.