



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, December 29, 2008

BOARD MEMBERS: MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair, (Consent Calendar Representative)
CLAY AURELL
JIM BLAKELEY
CAROL GROSS, (Consent Calendar Representative)
GARY MOSEL
DAWN SHERRY, (Consent Calendar Representative)
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
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.

APPEALS: 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: On December 24, 2008 at 4:00 p.m., this 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. 930 MIRAMONTE DR

A-1 Zone

Assessor's Parcel Number: 035-023-003
Application Number: MST2004-00743
Owner: Visiting Nurse and Hospice Care of Santa Barbara
Architect: Phillips Metsch Sweeney Moore
Landscape Architect: Bob Cunningham
Agent: Trish Allen

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on 11/15/2007 [Resolution No. 046-07]).

(Review After Final to correct the elevations to accurately reflect the approved roof plan.)

Approval of the Review After Final as submitted.

NEW ITEM

B. 535 E MONTECITO ST

M-1 Zone

Assessor's Parcel Number: 031-351-010
Application Number: MST2008-00592
Owner: Housing Authority of the City of Santa Barbara
Applicant: Bermant Development Company

(Proposal for site improvements for a vacant lot to create temporary contractor storage yard uses. Improvements consist of a new green shade cloth added to an existing six foot high chain link fence / access gates at the perimeter of the site to provide screening. A temporary power pole is also proposed to provide electrical power and new security lighting with three 25 foot tall poles with temporary lighting. No structures are proposed.)

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

Final Approval as submitted.

NEW ITEM**C. 1280 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-230-035
 Application Number: MST2008-00351
 Owner: Martin Foreman Trustee
 Applicant: Jim Buster
 Business Name: Los Arroyos Mexican Restaurant

(Proposal to stripe a total of six new parking spaces and add new landscaping at the existing multi-tenant commercial site.)

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

Preliminary Approval and return on Consent Calendar for landscaping with comments: 1) the requirement for a five foot perimeter planter is waived because there is a landscape buffer on the neighbor's property; 2) show Lantana Radiation instead of Rosemary Prostradus in planting strip; 3) add a Kentia palm at and three shrubs at middle planter; 4) add a Kentia Palm and three shrubs at front planter; 5) show Bird of Paradise and Pittosporum in planting strip; 6); show trash location at rear of building; 7) add giant Bird of Paradise at rear part of planting strip; 8) align stepping stones between parking spaces on neighbors property; 9) add landscape area at rear diagonal space #4 and install Rosemary Tuscan Blue or Kentia palm; 10) Show locations accurately of all plants that are proposed to remain.

REFERRED BY FULL BOARD**D. 1115 QUINIENTOS ST****R-2 Zone**

Assessor's Parcel Number: 017-141-014
 Application Number: MST2005-00609
 Owner: Jaime and Robin Melgoza
 Agent: Justin Van Mullem
 Architect: Keith Nolan
 Landscape Architect: Chuck McClure

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(Final Approval of Architecture granted 12/15/08. Final Approval of Landscaping is requested.)

Continued two weeks with comments: 1) show Phormium Tom Thumb instead of Calla Lilies; 2) add the City's Water Compliance Statement to plans; 3) show low-water-use plants in parkway no taller than eight inches; 4) continue flagstones across parkway; 5) omit all references to "lawn"; 6) substitute Australian tree ferns for Pittosporum Margorie Channing; 7) substitute Prunus Thundercloud for Evergreen Pear; 8) show all parkway plants to be no higher than 8 inches; 9) clearly show side property line fence to be no taller than 42 inches within 10 feet of front property line; 10) safety lighting bollards to be no higher than 42 inches.

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

Assessor's Parcel Number: 019-242-006
Application Number: MST2006-00664
Owner: Anthony Turchi
Applicant: Design ARC

(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. Project received Staff Hearing Officer Approval on 5/23/07 (Resolution No. 042-07).)

(Final Approval of Architecture was granted 12/8/2008. Final Approval of Landscaping is requested.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Mark Wienke**, with the exception of landscaping for items B, C, D, and E reviewed by **Carol Gross**. Staff present: **Tony Boughman**, Planning Technician II.