



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW REVISED CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, January 26, 2009

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
JIM BLAKELEY
CHRISTOPHER GILLILAND
CAROL GROSS (Consent Calendar Representative)
GARY MOSEL (Consent Calendar Representative)
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

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.

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, January 26, 2009 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.

NEW ITEM

A. 2917 DE LA VINA ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-202-006
Application Number: MST2009-00014
Owner: Bernard Friedman
Designer: Peter Novak

(Proposal to permit various as-built window changes and a patio cover at the rear of an existing commercial building. Approval of this project will abate enforcement case ENF2008-01324.)

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

REFERRED BY FULL BOARD

B. 822 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 031-042-006
Application Number: MST2005-00506
Architect: Larry Thompson
Owner: James and Carla Gally

(A revised proposal for the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. A total of 8 on-site parking spaces will be provided, in four attached two-car garages (ranging in size between 423 square feet to 490 square feet). The project received Staff Hearing officer Approval on 11/8/06 for a Tentative Subdivision Map (Resolution No. 077-06). The original ABR Preliminary Approval expired on 5/29/08.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 077-06.)

REFERRED BY FULL BOARD**C. 824 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 031-042-007
Application Number: MST2005-00504
Owner: James and Carla Gally
Architect: Larry Thompson

(A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received Staff Hearing Officer Approval on 11/8/06 for a Tentative Subdivision Map and modifications for encroachments into the required rear setback (Resolution No. 078-06). The original ABR Preliminary Approval expired on 12/11/07.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 078-06.)

NEW ITEM**D. 352 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
Application Number: MST2009-00015
Owner: DCH CA Investments, LLC

(Phase one of a proposal to remodel the former Mel Clayton Ford Dealership into a new dealership for the Santa Barbara Auto Group. The proposal includes enclosing a 1,852 square foot portion of the existing auto service bays and converting into a Parts Department area. This proposal will also include relocation of service write-up booths and the addition of ADA accessible ramps at two locations. The project requires Development Plan Approval for 1,852 square feet of new commercial square footage. Phase two will be reviewed under a separate permit (MST2009-00002) and includes the conversion of the remaining existing service bays and new additions for a new auto dealership. The proposal takes place on a 5.78 acre site and the parcel is split into two lease areas. Lease area "A" will be occupied by a new Lexus Dealership and received approval under MST2007-00613. The remaining portion of the parcel (lease area "B") will be occupied by the Santa Barbara Auto Group.)

(Project requires Development Plan Approval Findings for 1,852 square feet of new commercial space.)

NEW ITEM**E. 822 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-051-021
Application Number: MST2009-00021
Owner: Robert Seago
Architect: James Macari

(Proposal to add an awning over an existing window on the west elevation store front. The awning is proposed to be 7 feet by 3 feet with a forest green canopy color and black satin hardware detail.)

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

NEW ITEM**F. 3956 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-018
Application Number: MST2009-00012
Owner: Sourmany 2006 Revocable Trust
Business Name: Econo Lube N' Tune
Contractor: Scott Minor

(Proposal to revise the landscaping at the existing Econo Lube N'Tune. The proposal includes the removal of two trees. Application will abate ENF2008-00414.)

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