



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**630 Garden Street**

**1:00 P.M.**

**Monday, February 09, 2009**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative)  
JIM BLAKELEY  
CHRISTOPHER GILLILAND  
CAROL GROSS  
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](http://www.SantaBarbaraCa.gov)**

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### 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](http://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](mailto: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, February 05, 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](http://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.

### **FINAL REVIEW**

#### **A. 1921 BATH ST**

**R-4 Zone**

Assessor's Parcel Number: 025-352-009  
Application Number: MST2008-00460  
Owner: Joan Chapin Robertson, Trustee  
Applicant: Kenneth Kruger

(Proposal for a 273 square foot second-story addition to an existing 548 square foot one-story residential unit to result in a two-story 821 square foot unit. The 7,500 square foot parcel is currently developed with two residential units, a one-story 1,524 square foot unit and the existing one-story 548 square foot unit. An existing attached two-car garage will remain. No alterations or additions are proposed for the existing 1,524 square foot unit.)

**(Final Approval is requested.)**

### **CONTINUED ITEM**

#### **B. 200 S MILPAS ST**

**C-2/SD-3 Zone**

Assessor's Parcel Number: 017-240-014  
Application Number: MST2009-00029  
Owner: Convenience Retailers, LLC  
Architect: A & S Engineering  
Applicant: Conoco Phillips

(Proposed installation of a Phase II EVR upgrade system to include the addition of an above ground vapor processing GVR Canister Polisher unit for an existing service station. The upgrade is required by the Santa Barbara County Air Pollution Control District.)

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

**NEW ITEM****C. 825 W VICTORIA ST R-2 Zone**

Assessor's Parcel Number: 039-141-003

Application Number: MST2008-00549

Owner: Colleen Kelly and Alfred Ramirez

Agent: Trish Allen, Suzanne Elledge Planning and Permitting Services (SEPPS)

Owner: Paige Patterson Wilson

(Proposal for a one lot subdivision for the purposes of converting two existing single-family residences (825 W. Victoria and 1229 Gillespie Streets) to condominiums on an 8,000 square foot lot. Parking is provided in a one-car garage and two uncovered parking spaces. No changes are proposed to the existing site plan or structures. Project requires Condominium Conversion Findings made by ABR and Staff Hearing Officer review for a Tentative Subdivision Map.)

**(Project requires Condominium Conversion Findings made by ABR. The project will be reviewed by the Staff Hearing Officer for the Tentative Subdivision Map.)**

**NEW ITEM****D. 22 N CALLE CESAR CHAVEZ M-1/SD-3 Zone**

Assessor's Parcel Number: 017-030-015

Application Number: MST2009-00056

Owner: McCormix Corporation

Applicant: B &amp; T Contractors

(Proposal an EVR Phase II upgrade to include the installation of a Veeder Root Vapor Polisher Canister located on the existing vent risers. The upgrade is required by the Santa Barbara County Air Pollution Control District (APCD).)

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

**NEW ITEM****E. 2375 FOOTHILL RD A-1 Zone**

Assessor's Parcel Number: 023-240-011

Application Number: MST2009-00040

Owner: T C S B, Ltd.

Architect: Thomas McMahan

(Proposal to renovate an existing pool/recreation building at the Tennis Club of Santa Barbara to bring the building into compliance with ADA and High Fire requirements. The proposal includes the demolition and reconstruction of the existing bathrooms, new doors and windows, demolition of the existing trellis to be replaced with a solid trellis, and the addition of solar panels to be mounted flat on the new trellis.)

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

**REFERRED BY FULL BOARD****F. 319 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-363-035  
Application Number: MST2006-00076  
Owner: Milpas Street Partners  
Architect: Brian Nelson

(Proposal for the condominium conversion of an existing 5,004 square foot two-story, mixed-use building consisting of two two-bedroom apartment units on the second floor and 2,506 square feet of commercial medical office space on the first floor. The proposal includes enclosure of part of the existing patio to create two private storage areas for the residential condominiums. The project received Planning Commission approval on 1/17/08 for a Tentative Subdivision Map and Condominium Conversion (Resolution No. 003-08).)

**(Preliminary and Final Approval are requested. Project requires compliance with Planning Commission Resolution No. 003-08.)**

**REFERRED BY FULL BOARD****G. LOMA ALTA****A-1 Zone**

Assessor's Parcel Number: 035-050-0RW  
Application Number: MST2006-00591  
Owner: City of Santa Barbara, Public Works  
Applicant: Tom Conti, Project Engineer

(Proposal for pedestrian improvements to include the construction of sidewalk and street lighting located in the public right-of-way on the northeast side of Loma Alta Drive, between Coronel Road and Canon Perdido Street. The proposal includes the addition of safety features such as curbs, handrails and guardrails, the removal of approximately 15 shrubs/trees and 351 cubic yards of grading.)

**(Preliminary Approval of architecture granted 12/15/08. Final Approval of landscaping is requested.)**

**CONTINUED ITEM****H. 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: Meineke Car Center/Econo Lube  
Contractor: Scott Minor

(Proposal to revise the landscaping at the existing Meineke Car Center/Econo Lube. The proposal includes the removal of two trees. Application will abate ENF2008-00414.)

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

**FINAL REVIEW****I. 1280 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-230-035  
Application Number: MST2008-00351  
Owner: Martin W. 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.)

**(Preliminary Approval granted 12/29/08. Final Approval is requested.)**

**REFERRED BY FULL BOARD****J. 1727 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-142-004  
Application Number: MST2008-00333  
Owner: Phillip Larson  
Designer: Eric Swenumson

(Proposal to demolish and reconstruct the existing unit B, a two-bedroom 898 square foot, one-story residential unit, located at the rear of the property. The proposal includes slightly relocating the new unit to conform to the required setbacks. The site is currently developed with a three-bedroom 1,408 square foot, two-story, single-family residence (Unit A), the existing two-bedroom 898 square foot unit (Unit B) and a 307 square foot legal non-conforming garage on a 11,109 square foot lot in the R-2 Zone. No changes are proposed to the existing garage or the existing 1,408 square foot residence. A total of 16 cubic yards of grading is proposed.)

**(Final Approval of landscaping is requested.)**