



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, March 02, 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

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, February 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.

REVIEW AFTER FINAL

A. 1727 PROSPECT AVE

R-2 Zone

Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00333
Owner: Phillip Larson
Architect: Amy Taylor

(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.)

(Review After Final for a proposed metal roof and to increase the building height by approximately one foot for topography and finish grades.)

REVIEW AFTER FINAL

B. 1200 VISCAINO RD

E-1 Zone

Assessor's Parcel Number: 019-210-018
Application Number: MST2006-00686
Owner: SGC Revocable Trust
Applicant: David Ferrin

(Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project proposes a modification to provide less than the required 1,250 square foot open yard.)

(Review After Final for use of frameless glass at window and door vertical mullions.)

REVIEW AFTER FINAL**C. 415 E DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 031-022-008
Application Number: MST2004-00243
Owner: Valentino and Edith Ziliotto, Trustees
Designer: Gina Giannetto

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

(Review After Final for a proposed new 7 foot tall, 25 linear foot, metal security fence and gate at the east elevation.)

REVIEW AFTER FINAL**D. 201 W MONTECITO ST****C-2/R-4/SD-3 Zone**

Assessor's Parcel Number: 033-032-006
Application Number: MST2008-00233
Owner: 201 W. Montecito Street, LLC
Architect: Design Arc

(This is a revised project. Proposal for interior and exterior alterations to an existing 12,700 square foot one-story commercial building on a 16,485 square foot lot in the C-2/R-4/SD-3 Zones. Exterior alterations include the removal and relocation of existing windows and doors, new window and doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure. A total of 9 parking spaces are proposed. The project received Staff Hearing Officer approval for alterations within the front and interior setbacks (Resolution No. 014-09).)

(Review After Final for relocation of door and window on the west elevation to be shifted slightly to the south; trash relocated into the interior of the building; relocated chiller unit and enclosure slightly to the north to remove out of the setback; revised pavers at entry on Montecito St; and removed the driveway and curb cut and garage door on the Los Aguajes elevation per direction of Transportation Department.)

FINAL REVIEW**E. 617 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-152-030
 Application Number: MST2002-00257
 Owner: Santa Barbara Mental Health Association
 Applicant: Ann Marie Cameron
 Architect: Hochhauser & Blatter
 Agent: Suzanne Elledge Planning and Permitting Services
 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 a proposed new bus shelter at the corner of Cota and Garden Streets as required per the Planning Commission Conditions of Approval.)

NEW ITEM**F. 1964 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-010-028
 Application Number: MST2009-00073
 Owner: St. Vincent's Seminary
 Owner: Depaul Center Corporation
 Architect: Tom Moore
 Agent: Adriana Douglas

(Proposal to construct a new 186 square foot enclosure at St. Mary's Seminary. The enclosure will house the existing pump system, which was originally screened by a CMU wall and damaged in the Tea Fire. The proposal includes new pumps, controls, and an emergency electrical generator. The project requires Staff Hearing Officer review for an encroachment into the required 70 foot front setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a zoning modification to encroach into the front setback.)

CONTINUED ITEM**G. 501 NINOS DR****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-362-005
Application Number: MST2009-00048
Owner: City of Santa Barbara
Applicant: City of Santa Barbara, Public Works

(Proposal to install four chain link fencing along UPRR rail corridor at various locations. The proposed fence material is black polyester-coated and ranges in height from 4'-0" (at Mason/Gray Streets area) to 6'-0" (at Ninon Drive area).)

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

NEW ITEM**H. 2837 DE LA VINA STREET****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-212-001
Application Number: MST2009-00106
Owner: Ribost Land Company
Business Name: Exxon
Applicant: Joe Partida

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Vapor Polisher Canister to be located on a new 12-foot pole adjacent to 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**I. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002
Application Number: MST2009-00094
Applicant: George Zoomalin
Owner: Dansk Investment Group
Business Name: Conserve Fuel

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Vapor Polisher Canister to be located on a new 15-foot pole adjacent to the existing vent risers. The upgrade is required by the Santa Barbara County Air Pollution Control District (APCD). The proposal also includes replacing four dispensers with four new Gilbarco Encore 500S and associated hardware.)

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

NEW ITEM**J. 2234 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-183-001
Application Number: MST2009-00095
Owner: Jack and Nuha Haddad Family Trust
Applicant: George Zoumalan
Business Name: American Fuel & Service

(Proposal to install a new VST ESC vapor recovery system on the ground at the north east corner of the building and adjacent to the existing vent pipes. The proposed unit will be approximately 5.5 feet tall and will be placed on approximately 1.5-foot posts. The proposal includes replacing the existing dispensers to uni-hose Gilbarg dispensers.)

(Concept Review. Comments only.)