



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, March 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

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 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.

REFERRED BY FULL BOARD

A. 633 DE LA VINA ST

R-3 Zone

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot in the R-3 Zone. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42 inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 009-09.)

CONTINUED ITEM

B. 1906 CLIFF DR

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008
Application Number: MST2008-00493
Owner: McDonalds Corporation
Architect: Cearnal Andrulaitis
Owner: Levon Investments/Investec

(Proposal to abate violations of ENF2008-01014 and permit "as-built" roof top equipment, including the replacement of duct work, exhaust ventilator, restroom exhaust fan and platforms for existing roof top mechanical equipment. Proposal includes a new tile parapet to screen the rooftop equipment.)

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

NEW ITEM**C. 3735 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-033
Application Number: MST2009-00064
Owner: Wasem Family Partnership
Applicant: Ross McLaren
Business Name: Educated Car Wash

(Proposal for a new EVR Phase II Upgrade to include the installation of a veeder-root carbon canister. The new equipment will be attached to a new 16 foot pole at the rear of an existing car wash/gas station and will connect 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.)

REFERRED BY FULL BOARD**D. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-009
Application Number: MST2006-00092
Owner: Leon and Joyce Lunt
Architect: Roteman, Eberhard & Associates
Applicant: Bob Price, Roteman Architects

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 (Resolution No. 034-07).)

(Preliminary Approval granted 3/24/08. Final Approval requested for Architecture and Landscaping.)

REFERRED BY FULL BOARD**E. 3500 MCCAWE AVE****P-R/SD-2 Zone**

Assessor's Parcel Number: 051-230-005
Application Number: MST2009-00111
Owner: City of Santa Barbara
Applicant: George Thomson
Architect: WRC Consulting Services, Inc

(The proposed design for the Las Positas Storm water Management Project at the City Municipal Golf Course includes a combination of detention basins, bioswales, pocket wetlands, erosion control and runoff diversion pipes. The primary purpose of the Las Positas Storm Water Management Project is to detain and treat storm water and incidental runoff in order to improve water quality downstream. The secondary purpose is to reduce peak storm flows in order to facilitate the installation of downstream creek restoration and/or water quality treatment projects. Project received a Preliminary Approval on 10/16/06 through expired MST2006-00484. The applicant is requesting a new Preliminary Approval.)

(Preliminary and Final Approval are requested.)

NEW ITEM**F. 236 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-051-001
Application Number: MST2009-00054
Owner: Dario Pini
Applicant: Catherine Dunbar

(Proposal to permit the as-built demolition of gas pumps and for minor site improvements to include the addition of an accessible parking space and path of travel, add landscaping to the existing landscaping planters, relocate the existing outdoor vending to the interior of the building, and the removal of existing and unpermitted storage sheds. Proposed signage to be reviewed by the Sign Committee under a separate permit. The proposal will abate ENF2004-00930.)

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