



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**630 Garden Street**

**1:00 P.M.**

**Monday, September 21, 2009**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative)  
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, September 17, 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.

### **REVIEW AFTER FINAL**

#### **A. 560 ARROYO AVE**

**E-1 Zone**

Assessor's Parcel Number: 035-241-020  
Application Number: MST2003-00822  
Owner: Eric and Eve-Martee Andresen  
Architect: William La Voie

(Proposal for additions to an existing two-story 1,774 square foot single-family residence on an 8,500 square foot lot in the Hillside Design District. The additions consist of enclosure of the existing 380 square foot porch, a 278 square foot basement addition, 152 square feet of deck additions, and improvements to retaining walls and a new 210 square foot carport.)

**(Review After Final for alterations to the retaining wall and revised landscaping at the retaining wall on the east elevation.)**

### **REVIEW AFTER FINAL**

#### **B. 630 BATH ST**

**R-4 Zone**

Assessor's Parcel Number: 037-121-020  
Application Number: MST2008-00120  
Owner: Housing Authority/City of Santa Barbara  
Architect: Thomas Moore  
Landscape Architect: David Black

(This is a revised project for a Review After Final for proposed alterations to include 595 cubic yards of grading (imported fill) to comply with the base flood elevation requirements, the addition of new retaining walls along Ortega Street, new stairs and ramps, and the relocation of the trash enclosure and accessible parking spaces. The original proposal, which received final approval by ABR on 5/4/09, includes the construction of two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet and include 6 existing uncovered parking spaces. No alterations are proposed for the existing units. This is a Housing Authority project and all units will be maintained as apartments in the affordable apartments housing stock.)

**(Review After Final to raise the building base flood elevation, the addition of new retaining walls, stairs, and ramps, and relocate the trash and accessible parking spaces, and revised landscaping.)**

**REVIEW AFTER FINAL****C. 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).)

**(Review After Final for a pervious paving material at the guest parking space in lieu of decomposed granite; operable windows at the upper level above the entry on the north elevation in lieu of fixed windows, and a single-ply roofing material in lieu of a standing-seam metal roofing material.)**

**CONTINUED ITEM****D. 710 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 031-101-023  
Application Number: MST2009-00383  
Owner: Housing Authority/City of Santa Barbara  
Architect: Dwight Gregory, AIA  
Engineer: Kevin Vandervort

(Proposal to demolish two existing trash enclosures and construct two new trash enclosures with a trellis above each enclosure. The proposal also includes 108 square of new sidewalk and the relocation of an existing light fixture at the trash enclosure accessed from Olive Street. The property is currently developed with 24 affordable multi-family residential apartments on a 1.6 acre lot.)

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

**NEW ITEM****E. 1934 ELISE WAY****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-017  
Application Number: MST2009-00413  
Owner: Housing Authority/City of Santa Barbara  
Architect: Dwight Gregory, AIA

(Proposal for a partial demolition and 103 square foot addition to the existing trash enclosure and the construction of a trellis above the proposed new trash enclosure. The property is currently developed with 16 affordable multi-family residential units and 32 parking spaces on an existing 1.44 acre lot in the Non-Appealable jurisdiction of the Coastal Zone. No changes to the existing residential units or parking configuration are proposed. The project will not result in any grading, loss of trees, or alterations to the existing site drainage.)

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

**NEW ITEM****F. 202 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-272-001  
Application Number: MST2009-00386  
Owner: Sobhani Trust  
Engineer: Sobhani Engineering  
Business Name: The Tent Merchant

(Proposal for two 8' x 20' storage containers totaling 320 square feet on a 12,000 square foot commercial lot. The proposal also includes painting the existing buildings on site, new 6 foot black vinyl perimeter fencing for a total of 220 linear feet, three 26 linear foot sliding gates and site landscaping. Eight existing parking spaces to remain. The proposal will abate ENF2009-00948.)

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

**REVIEW AFTER FINAL****G. 3759 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053  
Application Number: MST2009-00227  
Owner: Regency Realty Group, Inc.  
Architect: Cearnal Andrulaitis  
Business Name: Whole Foods  
Landscape Architect: Guillermo Gonzalez

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258 space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales.)

**(Review After Final for revised landscaping to include the removal and replacement of nine eucalyptus citriodora trees.)**