



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, November 16, 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

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, November 12, 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. 1001 CHINO ST

A-1/R-2 Zone

Assessor's Parcel Number: 039-241-011
Application Number: MST95-00294
Applicant: Louis Carnesale
Landscape Architect: Theresa Johnson

(Proposal for a four-unit, condominium project with three guest-parking spaces on a 2.05 acre lot. The units vary from 1,526 to 2,282 square feet and include attached two-car garages. The project received Planning Commission approval with a Conditional Use Permit for a PUD development, on July 6, 1995. The Planning Commission forwarded a recommendation for the rezoning of the A-1 portion of the lot to be A-1/PUD.)

(Review After Final to revise the retaining wall at the east property line to increase the height of wall to a maximum of 8 feet and additional grading and backfilling.)

REVIEW AFTER FINAL

B. 120 N SALINAS ST

R-2 Zone

Assessor's Parcel Number: 015-180-034
Application Number: MST2009-00165
Owner: Newby Family Exemption Trust
Agent: Maureen Newby
Applicant: Pat McDonald
Architect: Indigo Architecture Interiors

(Proposal to demolish the existing exterior stairs and balconies and replace with new stairs, landings, and balconies at an existing duplex on a 5,000 square foot lot in the Hillside Design District. The proposal includes 3 uncovered parking spaces.)

(Review After Final for the revised configuration of the stairs and required parking spaces.)

REFERRED BY FULL BOARD**C. 1600 CECIL COOK PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2009-00323
Owner: City of Santa Barbara
Applicant: Mag Aviation Fuel
Engineer: Eric Longnecker

(Proposal for a new uncovered self-serve aircraft fueling station limited to aviation use at the Santa Barbara Airport. The proposal includes removing the existing concrete slab, recompaction, and installation of a new 440 square foot concrete slab and footings to support the above ground fuel storage tank. The project requires Planning Commission review for a Coastal Development Permit.)

(Preliminary & Final Approval are requested. Project requires compliance with Planning Commission Resolution No. 041-09.)

REFERRED BY FULL BOARD**D. 436 CORONA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-007
Application Number: MST2008-00420
Owner: Larry Agostino
Architect: Pujo & Associates
Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construct a new three-story, 3,094 square foot, two-unit residential duplex and a 548 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,159 square feet and unit two at 934 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes a swimming pool, a pool equipment storage shed attached to the garage, and photovoltaic solar panels. A total of 220 cubic yards of grading is proposed to be balanced on site. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval, and Planning Commission approval on appeal, for a Coastal Development Permit and a zoning modification to allow the garage to be built within the interior setback (Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09).)

(Preliminary Approval granted 6/15/2009. Final Approval is requested.)

NEW ITEM**E. 219 SYCAMORE LN****R-2 Zone**

Assessor's Parcel Number: 017-073-046
Application Number: MST2009-00482
Owner: Housing Authority/City of Santa Barbara
Architect: Design Arc

(Proposal to construct 20 new private laundry rooms, totaling 692 square feet, for 20 units at an existing multi-family duplex development. The proposal also includes exterior alterations to the existing structures including new balconies and conversion of the existing commons building to a multi-purpose room for the residents. Zoning modifications are being requested to allow minor architectural projections into the interior and front yard setbacks and for distance between buildings at three locations for the additional laundry facilities.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications for encroachments into the required front and interior setbacks and distance between buildings at three locations.)

NEW ITEM**F. 1110 CALLE DE LOS AMIGOS****E-3 Zone**

Assessor's Parcel Number: 049-040-054
Application Number: MST2009-00502
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal for a 50 square foot addition to an existing 1,375 square foot one-bedroom residential unit located with in the Valle Verde Retirement Community. The proposal also includes an interior remodel of 750 square feet. The project requires a Substantial Conformance Determination for the proposed addition.)

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