



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 2, 2009

**BOARD MEMBERS:** CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL - PRESENT  
JIM BLAKELEY  
CAROL GROSS  
GARY MOSEL  
PAUL ZINK  
CHRISTOPHER GILLILAND  
KEITH RIVERA

**CITY COUNCIL LIAISON:** DALE FRANCISCO GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician - PRESENT  
KATHLEEN GOO, Commission Secretary

Website: [www.SantaBarbaraCa.gov](http://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](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 26, 2009 at 4:00 p.m., the 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. 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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Approval of Review After Final with the condition that the color of the metal roof material match the color of the front of the house as approved by the Historic Landmarks Commission.**

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

Kay Sommer, neighbor: spoke in support of the proposed project.

**Approval of Review After Final with the condition that the glass shall not be reflective.**

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Approved as submitted of Review After Final.**

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Approved as noted of Review After Final to include notation on plan sheet #001 to keep the two (2) existing trees.**

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Approval of Review After Final for the style and location of the bus station, bench, and trash container, with the conditions:**

- 1) The bus station, bench, and trash container shall be the same color green (RAL-6005).
- 2) Applicant to resubmit a plan for staff with the revised approved location and annotating the color (RAL-6005) for each piece of equipment.

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Continued indefinitely to the Staff Hearing Officer and to return to the Consent Calendar with conditions:**

- 1) There are no negative aesthetics issues.
- 2) The metal roof is acceptable.
- 3) Extend the gable for balance.
- 4) Provide landscape plan with screening of structure from the road.

**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 Ninos Drive area).)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval with the condition that the proposed black polyester-coated fence be 6'-0" in height at the Mason/Gray Streets area.**

**[Question referred to the Full Board during ratification of Consent items regarding landscaping at the Dwight Murphy location.]**

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval with the condition that the unit and supports be painted to match the existing vent risers.**

**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.)**

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as submitted.**

**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 EVR vapor recovery system on the existing vent pipes. The proposal includes replacing the existing dispensers to uni-hose Gilbarg dispensers.)

**(Concept Review. Comments only.)**

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as noted on the plans.**

Items on Consent Calendar were reviewed by **Clay Aurell**.