



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 30, 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 - ABSENT
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary - ABSENT

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, March 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.

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. 500 FOWLER RD

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architect: Fred Sweeney
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 square foot 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

(Review After Final to replace the airport light fixtures with a pole mounted roadway luminaire fixture.)

Continued one week due to applicant's absence.

FINAL REVIEW**B. 1165 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-007
Application Number: MST2008-00525
Owner: Max and Eleanor Baril, Trustees
Designer: Jason Grant

(Proposal for a facade remodel of an existing 8,071 square foot commercial building (Building B) to include replacing a shed roof with a new gable roof to match existing and the replacement of doors and windows. The site is currently developed with two commercial buildings with a total of 15,187 square feet. This project will not result in an increase in square footage. A total of 50 parking spaces exist on site.)

(Preliminary Approval granted 11/24/08. Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**C. 2031 DE LA VINA ST****C-2/R-4 Zone**

Assessor's Parcel Number: 025-301-025
Application Number: MST2008-00405
Owner: Braille Institute of America, Inc.
Applicant: Ed Martin
Business Name: Braille Institute of America

(Proposal to construct a 16' X 18', 288 square foot wood lattice patio cover at the rear of the Braille Institute. The cover will be supported by concrete columns.)

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

Final Approval as noted:

- 1) Columns and trellis members to match the existing entry trellis in finish and colors.
- 2) Use blind connection for trellis members or exposed wrought-iron.

REFERRED BY FULL BOARD**D. 13 S SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-183-018
Application Number: MST2008-00474
Owner: City of Santa Barbara
Architect: Thomas Moore
Applicant: Housing Authority, City of Santa Barbara

(This is a revised project description: Proposal for site improvements to a 1.17 acre lot currently developed with 15 residential apartments. Site improvements include the removal of the existing covered carports and addition of a new masonry garden wall, replace wood curbs with concrete curbs, add new lighting in parking area, a new 147 square foot trash enclosure, and the addition of three new canopy trees in the parking area. No alterations are proposed for the existing residential units. The proposal will include 31 uncovered parking spaces. 33 parking spaces are currently provided and 19 spaces are required.)

(Preliminary Approval granted 3/23/09. Final Approval is requested.)

Continued one week with comments:

- 1) Trellis is acceptable.
- 2) Provide more site photos to indicate existing architectural styles and provide an alternate light fixture appropriate to use.
- 3) Landscaping to be reviewed by a landscape architect.

NEW ITEM**E. 814 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-022-011
Application Number: MST2009-00136
Owner: Housing Authority, City of Santa Barbara
Designer: Tom Moore

(Proposal to enlarge an existing masonry trash enclosure by 38 square feet, for a 156 square foot total, to allow for the addition of recycling bins. The proposal includes the addition of a trellis above the trash enclosure, landscaping to screen the enclosure, and to restripe the accessible parking space to include the loading zone. The existing 21 parking spaces will remain. Staff Hearing Officer approval is requested for encroachment into the required front setback.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for encroachment into the required front setback.)

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) Removal of the proposed trellis is preferred to minimize the visual impacts and reduce the mass, bulk, and scale of the trash enclosure.
- 2) Existing landscaping hedges to be maintained to screen the trash enclosure.

NEW ITEM**F. 3761 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053
Application Number: MST2009-00161
Business Name: Whole Foods
Architect: Lester Pal & Associates, Inc.
Owner: Regency Centers, LP

(Proposal to replace an existing utility transformer with a new utility transformer and add a new concrete pad and a 6 foot concrete block wall enclosure to be located along the front building facade. The proposal involves minor landscaping alterations to include removal and replacement of existing shrubs. The two existing trees will remain.)

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

Final Approval as noted on sheet XF-1:

- 1) Enclosure door to be vertical wood plank with dark brown stain.
- 2) Block wall to be smooth finish.
- 3) Coordinate with Southern California Edison (SCE) to minimize clearance distance.

NEW ITEM**G. 1627 GARDEN ST****R-3 Zone**

Assessor's Parcel Number: 027-192-007
Application Number: MST2009-00158
Owner: Martin Helen Tabor, Trustee
Contractor: Vastola Electric of Santa Barbara

(Proposed electrical panel upgrade and relocation for an existing 3-unit residential complex.)

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

Final Approval as noted.

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