



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**PLEASE NOTE THE SPECIAL MEETING DAY OF TUESDAY
MAY 26TH DUE TO THE MEMORIAL DAY HOLIDAY**

630 Garden Street

1:00 P.M.

TUESDAY, May 26, 2009

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
JIM BLAKELEY
CAROL GROSS
GARY MOSEL - PRESENT
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

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, May 21, 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.

CONTINUED ITEM

A. 120 N SALINAS ST

R-2 Zone

Assessor's Parcel Number: 015-180-034
Application Number: MST2009-00165
Owner: Newby Family Exemption Trust
Architect: Dave Foote
Agent: Maureen Newby

(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.)

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

Final Approval with the following condition:

- 1) Revise plans to provide a window and door schedule and details, with the associated window & door tags on the elevations, for each proposed window &/or door to be replaced.**

NEW ITEM**B. 29 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-123-014
Application Number: MST2009-00259
Owner: McDonalds Corporation
Architect: George Sladek

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonalds Restaurant. The addition will result in a 4,497 square foot building (including 1,305 square foot existing basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and all existing landscaping are to remain. Any proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

A letter in opposition from Paula Westbury was acknowledged.

Continued two weeks to consent with the following comments:

- 1) The corners on the east elevation are to terminate with brick columns.**
- 2) Replace clear story glass with two-piece mission tile roof.**
- 3) Provide a greater distance between the mullions.**
- 4) Provide onsite water treatment for new development per the City Creek Department guidelines.**

NEW ITEM**C. 435 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-212-026
Application Number: MST2009-00232
Owner: D. J. Holdings, LLC
Architect: Thompson Naylor Architects

(Proposal to permit an "as-built" spray booth, "as-built" building color changes, to install a Title 24 compliant accessible ramp, remove two doors at the rear of the building, reinstall existing door to clear new ramp, and install new fencing around the trash enclosure.)

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

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely with the following comments:

- 1) Add vine pockets to the existing rolling fence at the Haley St. entrance.**
- 2) The "as-built" color change including the black and white checkered and red stripe is not acceptable around the parapet. Applicant is to repaint the parapet to a similar color to resemble the original building color or provide a similar accent color.**
- 3) Provide complete elevations of the spray booth and extend the parapet around all four elevations of the building.**

Items on Consent Calendar were reviewed by **Gary Mosel**.