



# DRAFT

## City of Santa Barbara

### Planning Division

#### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**630 Garden Street**

**1:00 P.M.**

**Monday, June 8, 2009**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative)  
JIM BLAKELEY  
CHRISTOPHER GILLILAND  
CAROL GROSS - PRESENT  
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)**

#### **PLEASE BE ADVISED**

Consent Items were reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants were advised to approximate when their item was to be heard and should have arrived 15 minutes prior to the item being announced. If applicants were not in attendance when the item was announced for hearing the item, the item would have been moved to the end of the calendar agenda.

The applicant's presence was suggested so that the applicant could answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancelled or postponed 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 at these meetings, 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, June 4, 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 a meeting day.

### **REFERRED BY FULL BOARD**

#### **A. 930 MIRAMONTE DR**

**A-1 Zone**

Assessor's Parcel Number: 035-023-003  
Application Number: MST2004-00743  
Owner: Visiting Nurse & Hospice Care of Santa Barbara  
Agent: Trish Allen  
Architect: PMSM  
Landscape Architect: Bob Cunningham

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on November 15, 2007 (Resolution No. 046-07).)

**(Final Approval of Phase 3 is requested.)**

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as noted to correct plan note #11 to state image detail #4.**

### **NEW ITEM**

#### **B. 3804 STATE ST**

**C-P/SD-2 Zone**

Assessor's Parcel Number: 057-240-055  
Application Number: MST2009-00273  
Owner: HILF Company, LLC  
Architect: Marchi & Associates

(Proposal to remove an existing double door and replace with a single door and a new ATM. The proposal also includes a new fabric awning to match the existing ATM awnings, six new exterior wall sconces, and one new parking lot light fixture to match the existing light standards in the rear parking lot.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as noted to replace all existing wall sconces on the north elevation and in the north courtyard to match the proposed wall sconces.**

**NEW ITEM****C. 3968 & 3974 VIA LUCERO****R-3/SD-2 Zone**

Assessor's Parcel Number: 057-232-022 &amp; 057-232-023

Application Number: MST2009-00275

Owner: Essex Property Trust

Contractor: Troxler &amp; Sons

(Proposal for a façade remodel on two, two-story residential apartment buildings, located at 3968 and 3974 Via Lucero. The alterations include new exterior paint, replacing a total of 32 existing windows with a new Milgard horizontal sliding windows, and replacing grooved stucco with new Hardie Lap siding.)

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

A letter in opposition from Paula Westbury was acknowledged.

**Final Approval as noted to add landscaping at interior elevations at both apartment buildings.**

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