



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, July 20, 2009

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL - PRESENT
CAROL GROSS - PRESENT
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

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 Wednesday, July 15, 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.

FINAL REVIEW

A. 819 N SALSIPUEDES ST

R-3 Zone

Assessor's Parcel Number: 031-031-008
Application Number: MST2009-00189
Owner: Webster Elaine
Architect: Ron Sorgman

(Proposal to replace the existing retaining wall along the southeast property line for a distance of 108 linear feet. The retaining wall is proposed to have a 3.5 foot fence constructed on top of the retaining wall. The combined retaining wall and fence will have a varying height of 7.5 to 12 feet. The proposal also includes revisions to the deck and stairs of Unit A. The project requires Staff Hearing Officer review for the combined retaining wall and fence to exceed the maximum height of 3.5 feet within the front set back and 20 feet of the driveway and to exceed 8 feet along the interior property line.)

(Project requires compliance with Staff Hearing Officer Resolution No. 056-09.)

Continued indefinitely to Consent Calendar with comments:

1. Provide a color board with the color of the house and retaining wall.
2. Revise the entry stairs out of the City right-of-way.
3. Provide a complete landscape plan with the landscape compliance statement reproduced on the landscape plans. Provide two types of alternating planting along the retaining wall and fence with:
a) one to screen the fence; and b) one to cascade down the retaining wall. Suggestion of "Rosemary Irene" and a climbing vine of your choice.

REFERRED BY FULL BOARD**B. 1309 BLANCHARD ST****R-2 Zone**

Assessor's Parcel Number: 031-391-034
Application Number: MST2008-00535
Owner: Jose Luis Gonzalez
Architect: Jose Luis Esparza

(Proposal to construct a new 600 square foot, two-story, one-bedroom accessory dwelling unit with an attached 447 square foot two-car garage; a new 223 square foot second-story addition, with a 62 square foot second-story deck, to the existing 967 square foot main residential unit on a 5,125 square foot lot in the R-2 Zone. The proposal includes demolition of an existing 241 square foot studio unit and an existing detached 298 square foot, legal non-conforming, one-car garage. The proposal will include a total of three on site parking spaces, provided in a two-car garage and one uncovered tandem space. Also proposed is 200 cubic feet of lockable storage space, for each unit, located inside the proposed two-car garage.)

(Preliminary Approval granted 2/9/09. Final Approval of architecture and landscaping is requested.)

Final Approval with conditions:

1. Replace garage door with a #81 double car with clavos; provide cutsheet.
2. Relocate down spout to the edge of the building.
3. Add second light fixture at the garage; lower and center both fixtures.
4. Remove the back lattice piece of the trash enclosure.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Carol Gross**.