



City of Santa Barbara Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, August 31, 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 Thursday, August 27, 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. 221 N NOPAL ST

M-1 Zone

Assessor's Parcel Number: 017-041-004
Application Number: MST2008-00538
Owner: Archdiocese of Los Angeles
Architect: Garcia Architects
Applicant: Our Lady of Guadalupe

(Proposal for Phase 2 of project at Our Lady of Guadalupe Church to construct a 1,487 square foot single-story addition to be used as a side-chapel, and 96 square foot partial demolition to the existing 6,576 square foot church. The proposal will result in a net addition of 1,391 square feet. The 1,487 square foot side-chapel addition will provide 136 new seats for a total of 485 seats. The project also includes new parking, paving, and landscaping. 34 new parking spaces will be provided for a total of 98 parking spaces. Phase 1 of the project was approved under MST2006-00015 on August 20, 2007. The project requires Development Plan Approval by ABR for the allocation of 1,391 square feet of Measure E square footage.)

(Review After Final for alterations to the fixtures, exteriors at the porch, relocation of the electrical enclosure, elimination of the condenser and enclosure on the north elevation, revision to the mechanical enclosure on the south elevation, extension of the concrete landing and new exterior doors at the storage room, and the extension of the roof porch on the east elevation.)

Approved with conditions of Review After Final

1. Note on plans that the proposed lighting shall comply with items: 4, 5, 10 of the Outdoor Lighting Guidelines.
2. Note on plans that the exterior speakers shall comply with Noise Ordinance and not exceed maximum decibels.
3. All finishes are to be indicated on existing elevations.
4. Revise color board with the new roof sample and revised trim color sample. New sample shall be Frazee "Pinot Greenio" #CLZ975D (or similar color).

CONTINUED ITEM**B. 819 N SALSIPUEDES ST****R-3 Zone**

Assessor's Parcel Number: 031-031-008
Application Number: MST2009-00189
Owner: Elaine Webster
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. Preliminary and Final Approval of architecture and landscaping are requested.)

Final Approval with conditions:

1. Chain link fence to have a minimum 6" clearance at the bottom to allow for successful plantings.
2. Reproduce the Landscape Compliance Statement on the plans.

FINAL REVIEW**C. 2101 RIDGE LN****R-2/4.0 Zone**

Assessor's Parcel Number: 019-163-006
Application Number: MST2009-00372
Owner: Stephen and Diana Sloane
Designer: Wade Davis Design

(Proposal to legalize an "as-built" conversion of an existing three-car carport to a three-car garage and change the existing roll-up garage doors to stable doors. The site is currently developed with two residential units on a 7,228 square foot lot. Other alterations include the addition of new glass front doors and new windows at stairwell halls to both units, to add a new window on the south wall and demolition of a wing wall at the north elevation of Unit A, and to add an 18-panel ridge skylight on the garage.)

(Preliminary Approval granted 8/24/09. Final Approval is requested.)

Postponed indefinitely at the applicant's request.

NEW ITEM**D. 3222 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-031
Application Number: MST2009-00377
Owner: Anthony and Yani Osehan, Trustees
Applicant: Chris Sewell

(Proposal for a conceptual review for a minor facade remodel at the Agave Inn to include an "as-built" wood decorative element along the street facade and an "as-built" exterior color change.)

(Comments only; Conceptual Review.)

Referred to the Tuesday, September 8, 2009 Full Board meeting.

REVIEW AFTER FINAL**E. 633 DE LA VINA ST****R-3 Zone**

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron
Landscape Architect: David Black

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42-inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Review After Final for revised landscaping.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Clay Aurell**, with the exception of landscaping for Items B and E, reviewed by **Carol Gross**.