



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, September 28, 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, September 24, 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. 3427 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-009
Application Number: MST2006-00092
Owner: Leon and Joyce Lunt
Architect: Roteman, Eberhard & Associates
Applicant: Bob Price Roteman Architects

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 (Resolution No. 034-07).)

(Review After Final for revised roof material, revised deck material, and a portion of the existing retaining wall is proposed to remain.)

A letter in opposition from Paula Westbury was acknowledged.

Approved as submitted of Review After Final.

REVIEW AFTER FINAL**B. 630 BATH ST****R-4 Zone**

Assessor's Parcel Number: 037-121-020
Application Number: MST2008-00120
Owner: Housing Authority/City of Santa Barbara
Architect: Thomas Moore
Landscape Architect: David Black

(This is a revised project for a Review After Final for proposed alterations to include 595 cubic yards of grading (imported fill) to comply with the base flood elevation requirements, the addition of new retaining walls along Ortega Street, new stairs and ramps, and the relocation of the trash enclosure and accessible parking spaces. The original proposal, which received final approval by ABR on 5/4/09, includes the construction of two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet and include 6 existing uncovered parking spaces. No alterations are proposed for the existing units. This is a Housing Authority project and all units will be maintained as apartments in the affordable apartments housing stock.)

(Review After Final to raise the building base flood elevation, the addition of new retaining walls, stairs, and ramps, and relocate the trash and accessible parking spaces.)

A letter in opposition from Paula Westbury was acknowledged.

Approval of Review After Final with the condition to provide vines to grow on the trellis at the trash enclosure.

REVIEW AFTER FINAL**C. 526 W ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 039-152-008
Application Number: MST2005-00311
Owner: Mark Jacobsen
Architect: Mark Wienke

(Proposal to construct five attached two-story condominium units. The proposed units include two 832 square foot two-bedroom units and three 518 square foot one-bedroom units, each with an attached two-car garage. A modification is required to allow all five garages to encroach into the interior yard setback. Planning Commission approval is required for a Tentative Map for a one-lot subdivision. The project includes demolition of two single-family residences, a detached garage, a shed, and proposes 20 cubic yards of grading outside the main building footprint on the 10,199 square foot lot.)

(Review After Final for the addition of one check valve.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted to locate the check valve near the bedroom at Unit A.

CONTINUED ITEM**D. 202 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-272-001
Application Number: MST2009-00386
Owner: Sobhani Trust
Engineer: Sobhani Engineering
Business Name: The Tent Merchant

(Proposal for two 8' x 20' storage containers totaling 320 square feet on a 12,000 square foot commercial lot. The proposal also includes painting the existing buildings on site, new 6 foot black vinyl perimeter fencing for a total of 220 linear feet, three 26 linear foot sliding gates and site landscaping. Eight existing parking spaces to remain. The proposal will abate ENF2009-00948.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as noted:

- 1) Remove the portion of the proposed fence at the southwest corner; existing landscape is to remain.
- 2) Install five 1-gallon pittosporum majorie channing plants in the planter along the fence on Santa Barbara Street.

NEW ITEM**E. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-016
Application Number: MST2009-00011
Owner: City of Santa Barbara
Agent: Anna Lehr, City Project Engineer
Architect: Doug Reeves

(Proposal to convert an existing concrete storage enclosure to a new 180 square foot office at the El Estero Wastewater Treatment Plant. Planning Commission approval is required for a Coastal Development Permit and Development Plan.)

(Comments only; project requires Planning Commission review for a Coastal Development Permit and Development Plan Approval.)

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to Planning Commission with the following comments:

- 1) The project is ready for Final Approval.
- 2) Revise elevations to match the existing concrete condition.
- 3) The colors of the exterior walls are to match the existing building.
- 4) Continued indefinitely to Staff for Final ABR Approval.

NEW ITEM**F. 2623 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 051-292-001

Application Number: MST2009-00417

Owner: Santa Barbara County Federal Credit Union

Applicant: Arbor Services

(Proposal to remove two existing queen palm trees and replace with two 15-gallon pygmy date palms (Phoenix robelenii) at an existing commercial parcel.)

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

A letter in opposition from Paula Westbury was acknowledged.

Continued two weeks with the comment that the proposed removal of the skyline trees is not acceptable. Applicant to propose relocating one palm tree and to install the required canopy tree as shown on original plan, which was never planted.

Items on Consent Calendar were reviewed by **Clay Aurell**, with additional landscaping review for Items D and F by **Carol Gross**.