



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, October 12, 2009

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
CAROL GROSS - PRESENT
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, October 8, 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 to modify stairs and ramps, increase exterior door heights to 8 feet, revised exterior light fixtures, reduce interior finish floor height by 12-inches, and modify landscaping.)

A letter in opposition from Paula Westbury was acknowledged.

Approval as noted of Review After Final on plan Sheets A4.01 and A4.02:

1. The revised parking lot light poles are an improvement, and changing to corner light fixtures to reduce the number of light fixtures is appreciated.
2. The proposed additional landscaping is appreciated.
3. Revise the window as noted.

NEW ITEM**B. 234 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-272-005
Application Number: MST2009-00373
Owner: Reginald Drew, Living Trust
Applicant: Bryce Maloney
Agent: Robert Fedor

(Proposal for exterior alterations to the existing 2,086 square foot commercial building on a 5,000 square foot lot. Alterations include the removal of a garage door on the south elevation, removal of a roll up door on the east elevation, removal of windows on the north and east elevations, removal of an entry door on the south elevation. The existing lot is currently a mixed-use lot with an existing 1,050 square foot residential unit to remain unaltered. The site will provide a total of 3 parking spaces, two for the commercial use, including one accessible space, and one space for the residential unit. The proposed commercial use is for Vitamin M, a medical cannabis dispensary, and requires Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer with comments:

1. Study the west elevation and consider increasing the parapet to match the existing parapet on the north elevation.
2. Study a solution for the location of the trash enclosure to be that is screened from public view.
3. Study adding a new street tree and planters in the parkway along Garden Street, to match the existing parkway planters on the other side of the driveway. Review the requested street tree with the Parks & Recreation Department.

NEW ITEM**C. 336 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corral Sanchez Family Trust
Architect: Home Designs
Applicant: Edward Corral

(The proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed-use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

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

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to Consent with comments:

1. Study the entrances to the commercial units to celebrate each entry. Suggestions include either adding a porch entry similar to the residential units or three separate awnings at each entry. The awnings are to be consistent with the typical "Santa Barbara Blue" color.
2. Study the doors to each commercial entrance for a more consistent style with the existing architecture.
3. Revise window #12 (plan Sheet A-2) to raise the sill height.
4. Study adding a street tree in the parkway near the electrical/mechanical door to soften the building at that location. Review the proposal with the Parks & Recreation Department.

NEW ITEM**D. 3979 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2009-00435
Owner: FW CA Five Points Shopping Center, LLC
Applicant: Jim Craddock

(Proposal for minor exterior alterations to an existing commercial business in the Five Points Shopping Center. Alterations include permitting an "as-built" water fountain, gas heaters, and ceiling fans, and installation of new drapes, planter boxes, and exterior paint color. Approval of this project will abate ENF2003-00949.)

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

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to Consent with comments:

1. Study removing the tile wainscot and replace with an alternative wainscot solution. Terminate the wainscot 18-inches to 2 feet from the corner of the building.
2. Study a solution to the heaters to reduce the visual appearance.
3. The proposed planter boxes are not acceptable; rather study proposing alternate landscaping in the existing planters.
4. Painting the window trim is not preferred.
5. The proposed drapes are acceptable; provide a sample of the preferred earth tone color.
6. The water fountain and ceiling fans are acceptable as proposed.

Items on Consent Calendar were reviewed by **Gary Mosel** and **Carol Gross**.