



City of Santa Barbara Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, November 9, 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, November 5, 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.

CONTINUED ITEM

A. 604 E ORTEGA ST

P-R Zone

Assessor's Parcel Number: 031-172-002
Application Number: MST2009-00473
Owner: City of Santa Barbara
Applicant: City of Santa Barbara/Parks & Recreation

(Proposed exterior alterations to the existing Welcome Center building at the Ortega Community Park. Proposed improvements include the removal of an existing entry trellis, a new 400 square foot trellis at the rear of the building, four new light fixtures, revise the existing walkway to remove a stair and replace with a sloped walkway, alterations to the existing landscape planters, new landscaping and irrigation, a new concrete coating to a 1,440 square foot area of the existing concrete patio, and the addition of two new park benches.)

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

A letter in opposition from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval of Architecture with the following conditions; Landscaping continued one week

1. The curbing on the planter is to be a natural color concrete.
2. The trellis posts located closest to the building are to be relocated out of the planter; the overhangs of the trellis are to be symmetrical.
3. Provide additional landscaping in the rear planters to provide height to break up the eave line.

CONTINUED ITEM

B. 616 EUCALYPTUS AVE

R-3 Zone

Assessor's Parcel Number: 043-050-016
Application Number: MST2009-00430
Owner: Salvadore and Soledad S. De La Mora
Architect: Jose Luis Esparza

(Proposal to construct a six foot sandstone color block wall, for a distance of 45 linear feet, at the rear of an existing multi-family apartment building. No other alterations are proposed.)

(Preliminary Approval of the project is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval as submitted.

NEW ITEM**C. 1814 OLIVE AVE****R-2 Zone**

Assessor's Parcel Number: 027-560-001
Application Number: MST2009-00492
Owner: Daniel Aldrich
Designer: Ryan Mills

(Add dormer element to second story to create an outdoor covered deck; the dormers will not be habitable space (See PRE2009-00785 - lot is non-conforming to density and therefore no new habitable square footage is allowed). Demolish and relocate approx 20 square feet of closet to construct a new master bedroom closet. Square footage will remain the same - and therefore ok per zoning.)

A letter in opposition from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval as submitted.

REVIEW AFTER FINAL**D. 1001 CHINO ST****A-1/R-2 Zone**

Assessor's Parcel Number: 039-241-011
Application Number: MST95-00294
Applicant: Louis Carnesale
Landscape Architect: Theresa Johnson

(Proposal for a four-unit, condominium project with three guest-parking spaces on a 2.05 acre lot. The units vary from 1,526 to 2,282 square feet and include attached two-car garages. The project received Planning Commission approval with a Conditional Use Permit for a PUD development, on July 6, 1995. The Planning Commission forwarded a recommendation for the rezoning of the A-1 portion of the lot to be A-1/PUD.)

(Review After Final to revise the retaining wall at the east property line to increase height of wall. Additional grading and backfilling are proposed.)

A letter in opposition from Paula Westbury and one in opposition from Jeff Havlik were acknowledged.

Continued one week with comments:

1. Provide details of the railing above the proposed wall extension.
2. Add a note that the total wall height (existing + proposed + railing) shall not exceed 8 feet in height from grade.

FINAL REVIEW**E. 814 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-022-011
Application Number: MST2009-00136
Owner: Housing Authority/City of Santa Barbara
Designer: Tom Moore

(Proposal to enlarge an existing masonry trash enclosure by 38 square feet, for a 156 square foot total, to allow for the addition of recycling bins. The proposal includes the addition of a trellis above the trash enclosure, landscaping to screen the enclosure, and to restripe the accessible parking space to include the loading zone. The existing 21 parking spaces will remain. Staff Hearing Officer approval is requested for encroachment into the required front setback.)

(Preliminary and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 035-09.)

A letter in opposition from Paula Westbury was acknowledged.

Preliminary Approval and Final Approval as noted:**Sheet A-1:**

1. Add ficus vines at the base of the new wall.
2. The existing hedge adjacent to the driveway is to be maintained at a maximum of 30 inches in height for visual clearance.

Sheet A-2:

1. The "smooth" wall section detail is to be replaced with a "rough" texture, and eliminate "or sidewalk."
2. Add a note to the project description to indicate that the proposal will match the existing colors.
3. Eliminate the proposed clear coat on the sidewalk side of the wall to allow for successful clinging vines.

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