



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, February 1, 2010

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, January 28, 2010 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. 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 new exterior lighting and new exterior electrical equipment boxes.)

A letter in opposition from Paula Westbury was acknowledged.

Continued one week with the following comments:

- 1) Return with a more consistent style of light fixtures; the finishes of all fixtures should be similar; the pole location is acceptable
- 2) Equipment boxes are acceptable.

NEW ITEM**B. 222 HELENA AVE****OC/HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-052-020
Application Number: MST2009-00519
Owner: Bernard Macelhenny, Jr.
Architect: Sherry & Associates

(Proposal for a minor entry façade remodel to provide an ADA accessible entry for a new tenant at an existing commercial building on a 10,211 square foot lot. The remodel would result in a net loss of 34 square feet of the existing 1,805 square foot building. Other site work includes a new bicycle parking space and a new trash enclosure. The project is located in the non-appealable jurisdiction of the coastal zone. The project requires review by the Staff Hearing Officer for a requested parking modification and a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a Coastal Development Permit.)

A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer and return to consent.

1) Replace the “cedar” siding on the trash enclosure to “redwood”.

FINAL REVIEW**C. 3888 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 057-240-035
Application Number: MST2010-00010
Owner: Sumida Family Limited Partnership
Architect: Lenvik and Minor, Architects
Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal to relocate the existing unscreened trash and recycling bins and construct a new trash enclosure at the rear of the property. The proposal includes new landscaping at the location of the existing trash and recycling bins, resurfacing and restriping the parking lot, the elimination of two parking spaces, and compliance with ADA requirements to include the addition of accessible parking spaces and ADA compliant pathways. The site work is to be completed on two parcels. Parcel No. 057-240-035 involves the new trash enclosure, landscaping, alterations to the parking lot and ADA accessibility. Parcel No. 057-240-046 includes alterations to existing parking lot and ADA accessibility. Between the two parcels a total of 101 parking spaces are proposed; 95 parking spaces are required. Parcel No. 057-240-035 provides 36 of the 101 parking spaces.)

(Final Approval of landscaping is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Continued one week with the conditions:

- 1) The landscape materials are ready for Final Approval.
- 2) Address the Tier 2 SWMP requirements.

Items on Consent Calendar were reviewed by **Clay Aurell**, with the exception of Item C as reviewed by **Carol Gross**.