



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 1, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative) - **PRESENT**
CHRISTOPHER GILLILAND
CAROL GROSS
GARY MOSEL (Consent Calendar Representative)
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

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 Wednesday, February 24, 2010, at 4:00 p.m., this 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.

REFERRED BY FULL BOARD

A. 920 E ORTEGA ST

R-2 Zone

Assessor's Parcel Number: 031-182-004
Application Number: MST2009-00480
Owner: Brett Vernon
Architect: Leonard Grant

(Proposal to demolish an existing 297 square foot detached one-car garage and construct a new 594 square foot detached two-car garage and a new 449 square foot second story accessory dwelling unit above on a 5,000 square foot lot. The proposal includes a minor alteration to the existing 1,121 square foot residence, to include a 36 square foot demolition and 63 square foot addition resulting in a 1,148 square foot residence. A total of three parking spaces are proposed, including two covered and one new uncovered tandem parking space. Proposal will include abatement of violations listed in ZIR2009-00224.)

(Preliminary Approval granted 1/11/2010. Final Approval is requested.)

Final Approval with conditions:

- 1) Provide window manufacture specifications sheets.
- 2) Indicate finish color for stucco wall at the sidewalk, and update the final approved color board accordingly.
- 3) Indicate finish of garden wall on Detail #44, Sheet D1.2.

NEW ITEM

B. 515 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-234-020
Application Number: MST2010-00046
Owner: Christian and Asta Johansen, Revocable Trust
Agent: Safi Ishrati
Business Name: KFC

(Proposal for a color change to an existing commercial building occupied by KFC.)

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

Denied without prejudice and with comments:

- 1) The proposal is inconsistent with the intent of the Haley-Milpas Design Guidelines.
- 2) The colors as proposed are unacceptable, and the existing colors should remain.

NEW ITEM**C. 2950 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 051-132-001
Application Number: MST2010-00054
Owner: Stewart White
Architect: Rex Ruskauff

(Proposal to replace and alter existing doors and windows on the existing commercial building to include replacing one window with a larger window, the addition of one new window, install a new exterior door, change the configuration of an existing door to change the swing direction, and remove an existing door and fill in with like materials to match the existing building. The proposal also includes the replacement of 279 square feet of the existing path of travel and compliance with ADA requirements, the addition of a new 24 square foot planter, and the relocation and addition of downspouts.)

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

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Clay Aurell**.