



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 29, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
CAROL GROSS
GARY MOSEL – PRESENT
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 – ABSENT
TONY BOUGHMAN, Planning Technician I - 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, Wednesday, March 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. 130 S HOPE AVE D-12A

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
Application Number: MST2009-00523
Owner: Riviera Dairy Products
Architect: Sidley Jones, Inc.
Business Name: Love Culture

(Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. The project will result in a Measure "E" credit of 1,220 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(Final Approval is requested. Preliminary Approval was granted on 3/8/2010.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.

CONTINUED ITEM

B. 2915 DE LA VINA ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-202-007
Application Number: MST2009-00497
Owner: Friedman Bernard
Applicant: Cory Cervantes
Architect: Garcia Architects
Applicant: Patrick Fourmy
Designer: Everett Jay Woods

(Proposal for minor alterations to an existing commercial parcel to include a new accessible parking space, accessible path of travel, site landscaping, a 24-inch tall retaining wall, and the removal of an existing fence. No exterior changes are proposed to the existing 1,060 square foot commercial building. The proposal requires Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)

A letter in support from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer with comments:

1. Architecture is acceptable.
2. Existing concrete to be removed and a planter bed installed in front.
3. Front pathway to be of concrete material.
4. Provide a landscape plan.

CONTINUED ITEM**C. 201 N MILPAS ST****C-2/M-1 Zone**

Assessor's Parcel Number: 017-043-018
Application Number: MST2010-00042
Owner: Allen/Cushnie Family Trust
Architect: Thompson Naylor Architects

(Proposal for minor exterior alterations to an existing 4,656 square foot commercial building on an 19,811 square foot parcel. The proposal includes the installation of a new door and landing at the south west elevation, removal of "as-built" work including the removal of two existing stone columns and the alterations to the existing parking lot to include removing a portion of existing curbs, the addition of "as-built" gates on Yanonali and Milpas Streets, elimination of a planter, and restriping to provide an ADA accessible parking space. A total of 14 parking spaces will be provided.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval with conditions:

- 1) Provide "as-built" planter walls at Milpas Street.
- 2) Install a stone cap on site walls.
- 3) The stormwater drain on the Yanonali Street side of the roof is to be diverted into the planter at the rear of the building.
- 4) The parking lot lighting fixtures are to be on a motion sensor.

CONTINUED ITEM**D. 2819 STATE STREET****R-4/SD-2 Zone**

Assessor's Parcel Number: 051-220-027
Application Number: MST2010-00081
Owner: Scott Perry
Business Name: Lemon Tree Inn
Designer: Eric Nagelmann

(Proposal for new site landscaping for an existing hotel to include the abatement of violations in ENF2009-00427 including the "as-built" removal of coral trees and ivy shrubbery.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval with conditions:

- 1) Add a water compliance statement and weather-based irrigation controller.
- 2) Screening for the parking area is an acceptable solution.
- 3) The proposed planting palette is acceptable.
- 4) Storm water to be diverted into planter and sidewalk as noted on plans.

All Items on Consent Calendar were reviewed by **Gary Mosel**.