



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, April 12, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
CAROL GROSS (Consent Calendar Representative) – PRESENT
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 Thursday, April 8, 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.

NEW ITEM

A. 300 W ALAMAR AVE/OAK PARK P-R Zone

Assessor's Parcel Number: 051-340-001
Application Number: MST2008-00314
Owner: City of Santa Barbara
Applicant: George Johnson

(Proposal for a creek restoration project at the Tallant Road Bridge location. The restoration project will include the removal and relocation of the existing sewer line in the creek, removal of concrete and rock rip-rap, re-grade and stabilize the creek channel by placement of native boulders, cobble, and installation of three boulder weirs, and the removal of non-native plants to be replaced with native riparian plants and trees.)

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

Postponed one week at the applicant's request.

REFERRED BY FULL BOARD

B. 3052 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 053-342-033
Application Number: MST2010-00016
Owner: Timothy D. Garrett and Claudia K. Joint
Contractor: Terra Nova Industries
Business Name: Beverages & More, Inc.
Architect: Hayashida Architects

(Proposal to demolish 1,758 square feet of an existing 10,757 square foot building, demolish a 1,288 square foot detached warehouse, provide 12 new parking spaces for a total of 34 on-site parking spaces, and revised parking lot and site landscaping to include the removal of three existing trees and addition of nine new trees. The proposal will result in one 8,999 square foot commercial building and a 3,046 credit of Measure E square footage. The proposal will abate the violations of ENF2009-00505.)

(Preliminary Approval of architecture was granted 4/5/2010. Preliminary Approval of landscaping is requested.)

A letter of concern from Paula Westbury was acknowledged.

Continued one week to Full Board with comments:

- 1) Substitute the proposed koelreuteria trees for a more appropriate parking lot tree.
- 2) Consider the use of double and/or triple king palms in the landscape planters along State Street, instead of the jacaranda.
- 3) Replace the existing landscaping at the planter at the southeast entrance at State Street to compliment the proposed landscaping in the central planter (southwest) at State Street.
- 4) Revise, to simplify, the landscape planters at State Street to screen parking year round.
- 5) Study extending the planter at the southeast State Street entrance to allow for adequate planting to provide parking screening.
- 6) Indicate the ground cover landscaping in all existing and proposed planters.

Items on Consent Calendar were reviewed by **Carol Gross**.