



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**630 Garden Street**

**1:00 P.M.**

**Monday, May 10, 2010**

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative) – ABSENT  
CHRISTOPHER GILLILAND  
CAROL GROSS (Consent Calendar Representative) – PRESENT  
GARY MOSEL (Consent Calendar Representative) – 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 – PRESENT  
MICHELLE BEDARD, Planning Technician – PRESENT  
KATHLEEN GOO, Commission Secretary – ABSENT

**Website:** [www.SantaBarbaraCa.gov](http://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](http://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](mailto: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, May 5, 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](http://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. 1712 ANACAPA ST**

**R-2 Zone**

Assessor's Parcel Number: 027-111-014  
Application Number: MST2008-00435  
Owner: Richard Untermann & Gail Elnicky  
Architect: David Van Hoy  
Agent: Jarrett Gorin

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project received Planning Commission Approval on 10/8/2009 (Resolution No. 040-09) for a Tentative Subdivision Map and a public street waiver and a street frontage modification.)

**(Review After Final to demolish the existing two car garage and rebuild in a new location, provide new driveway access to the new garage, and add new retaining walls and fences. The proposal will comply with the required Conditions of Approval of the Tentative Subdivision Map.)**

A letter of concern from Paula Westbury was acknowledged.

#### **Final Approval with conditions:**

- 1) The Board has concerns regarding the revised driveway plans relating to the expansive nature of paving proposed along front of property due to garage relocation. Staff to verify substantial conformance and consistency with Planning Commission approvals.
- 2) Provide enhanced driveway paving and landscaping abutting driveway and residence.
- 3) Limit height of all retaining walls/fences and columns along driveways.

### **NEW ITEM**

#### **B. 550 OLIVE ST**

**C-M Zone**

Assessor's Parcel Number: 031-221-020  
Application Number: MST2010-00140  
Owner: Santa Barbara Metropolitan Transit  
Applicant: Santa Barbara Metropolitan Transit

(Proposal to install 18 new exterior (and 9 interior) video surveillance cameras throughout the site and the installation of associated conduit and data cables at the Metropolitan Transit District (MTD).)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted to use the dome model camera for cameral location #105 and #121; not the box camera model.**

**REFERRED BY FULL BOARD****C. 1150 SAN ROQUE RD****A-1 Zone**

Assessor's Parcel Number: 055-171-007  
Application Number: MST2009-00517  
Owner: City of Santa Barbara  
Agent: Joe Wilcox  
Architect: KBZ Architects  
Landscape Architect: David Black

(Proposal to construct three new water treatment buildings and two new treatment tank enclosures at the Cater Water Treatment Plant. The proposal involves 7,999 square feet of new buildings and 5,890 square feet of new structures for a total of 13,889 square feet. The existing site is currently developed with 20,052 square feet of buildings and 139,252 square feet of other structures to the existing 159,304 square foot facility. The proposal also includes the relocation of 12 existing parking spaces, new accessible walkways and new site landscaping. The proposal will result in a 173,193 square foot water treatment facility and will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project received Planning Commission approval on 4/22/10 for a Conditional Use Permit for a non-residential use in a residential zone and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

**(Preliminary Approval of landscaping is requested. Preliminary Approval of architecture was granted on 5/3/10.)**

A letter of concern from Paula Westbury was acknowledged.

**Preliminary Approval of landscaping with the condition (on Sheet L-1) to add additional shrubs to screen sides of new ramp.**

**REFERRED BY FULL BOARD****D. 3052 STATE ST****C-2/SD-2 Zone**

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

(Proposal for an exterior facade remodel to include the demolition of a 1,288 square foot detached warehouse, demolition of 1,758 square feet of an existing 10,757 square foot building, to result in one 8,999 square foot commercial building with a 3,046 credit of Measure E square footage. The proposal includes site alterations to include 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 two existing trees, the addition of nine new trees, and new site lighting. The proposal will abate the violations of ENF2009-00505.)

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

A letter of concern from Paula Westbury was acknowledged.

**Preliminary Approval of landscaping with conditions:**

- 1) Substitute Strelitizia (bird of paradise) with pittosporum tobira variegata.
- 2) Add 1-gallon Phormium Tom Thumb plantings.

**CONTINUED ITEM****E. 331 N ALISOS ST****R-2 Zone**

Assessor's Parcel Number: 031-371-005  
Application Number: MST2010-00063  
Owner: Richard and Joyce Axilrod  
Architect: Pujo & Associates

(Proposal to abate violations in ENF2009-00377 by removing and permitting components of "as-built" construction and alterations. The proposal will restore the site to the last legal permitted conditions to include a total of three residential units, with a two-story duplex and a detached one-story residential unit, four covered parking spaces, remove the "as-built" residential unit above the garage and return to storage area, permit exterior changes to storage area, rebuild exterior stairs to access storage, return the "as-built" garages to carports, remove the "as-built" deck above the carport, permit the "as-built" exterior laundry porch, permit the "as-built" storage compartments, demolish and rebuild the trash enclosure and relocate out of the setbacks, remove "as-built" storage sheds and fences, and add new site landscaping and a play area.)

**(Preliminary Approval of landscaping is requested. Final Approval of architecture was granted on 5/3/10.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval of landscaping with the condition that on the Gutierrez Street driveway entrance, applicant to curve the planter edge as shown and add a cordyline tree in a 5-gallon container.**

**NEW ITEM****F. 900 CALLE DE LOS AMIGOS****E-3 Zone**

Assessor's Parcel Number: 049-040-053  
Application Number: MST2010-00137  
Owner: American Baptist Homes of the West  
Architect: Craig Burdick

(Proposed removal of 16 Liquid Amber trees (including six "as-built" removals) and replacement with six European Birch and seven Chinese Fringe trees at the existing Valle Verde Care Facility and Retirement Community. The proposal will abate ENF2010-00280.)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as submitted.**

Items A and B on Consent Calendar were reviewed by **Gary Mosel**, with additional landscaping review for Items A, C, D, E and F by **Carol Gross**.