



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, June 7, 2010

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative) – PRESENT  
CHRISTOPHER GILLILAND  
CAROL GROSS – 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  
KATHLEEN GOO, Commission Secretary

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 Thursday, June 3, 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.

### **CONTINUED ITEM**

#### **A. 2936 DE LA VINA ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-025  
Application Number: MST2010-00129  
Owner: Tan DLV, LLC  
Agent: Kathy Stuva  
Architect: Peter Ehlen

(Proposal for a 112 square foot addition and minor exterior remodel to an existing 7,661 square foot two-story commercial building on a 12,000 square foot lot. The proposal involves minor site alterations to include a reduced driveway width, a new sidewalk, a new ADA path of travel, the removal of two existing trees, and a new backflow device. The parcel includes 16 existing parking spaces to remain.)

**(Preliminary Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

#### **Preliminary Approval with conditions:**

- 1) Provide a landscape plan.
- 2) Show compliance with Tier 3 SWMP.
- 3) Study relocating the backflow preventer closer to the building.
- 4) Provide screening for the backflow preventer.

### **REVIEW AFTER FINAL**

#### **B. 423 W VICTORIA ST**

**P-R Zone**

Assessor's Parcel Number: 039-161-014  
Application Number: MST2008-00374  
Owner: City of Santa Barbara  
Applicant: Kevin Strasburg  
Business Name: Westside Community Center

(Proposal for improvements to the Westside Community Center to include a new concrete path, fencing, benches, and the addition of security lights. The proposal also includes a revised parking configuration which relocates six existing parking spaces and maintains the existing 43 parking spaces, revised landscaping, including the removal of six trees, the addition of 12 trees, and an irrigation system. No exterior alterations are proposed for the existing building.)

**(Review After Final for five new security lights, alterations to concrete paths and fencing, reconfiguration of benches, addition of a second basketball hoop, parking configuration to remain as existing, and the removal of 14 trees and addition of 20 new trees. The alterations to the landscaping were approved by the Parks & Recreation Commission on May 26, 2010.)**

A letter of concern from Paula Westbury was acknowledged.

**Approval as submitted of Review After Final.**

**REFERRED BY FULL BOARD****C. 2017 CHAPALA ST****R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
Application Number: MST2010-00036  
Owner: B.K. Rai  
Architect: Garcia Architects

(Proposal for the conversion of an existing two-story 1,893 square foot commercial building into a single-family residence with parking below and to provide a new accessible parking space for the existing 1,451 square foot commercial building. in the front of the lot. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single-family residence and six for the commercial building. The project received Staff Hearing Officer approval on April 21, 2010, for zoning modifications to allow encroachments into the required interior setbacks.)

**(Preliminary Approval was granted on May 3, 2010. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted to revise the color board to reflect the stucco color of the front building to be the "Omega #232 Sonoma" color.**

**CONTINUED ITEM****D. 608 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017  
Application Number: MST2010-00159  
Owner: Jason D. Leggitt  
Applicant: Jeremiah Higgins  
Architect: James Wilson

(Proposal to add new roof-top exhaust equipment and associated hood vents for a commercial kitchen, the removal of a window in the stairway/elevator tower, and landscaping alterations located at the Anacapa Plaza, an existing three story mixed-use building.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued one week with the condition to study locating the fan and duct equipment within the existing mechanical well and below the existing parapet.**

**NEW ITEM****E. 501 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-234-021

Application Number: MST2010-00115

Owner: Frick &amp; Frick Investors II, LLC

Agent: Max Alvarez

(Proposal for minor alterations to the existing Jack-in-the-Box restaurant, to include ADA accessibility improvements, new ADA ramps, relocation of the accessible parking space, and installation of new site landscaping, including the replacement of all turf with water-wise landscaping.)

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

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with the condition to confirm the location and configuration of the revised ADA parking space with the Building & Safety Division.**

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