



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**PLEASE NOTE THE SPECIAL TUESDAY
MEETING DATE DUE TO THE HOLIDAY**

630 Garden Street

1:00 P.M.

TUESDAY, July 6, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative) – PRESENT
CAROL GROSS (Consent Calendar Representative)
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 – ABSENT
Gabriela Feliciano, Commission Secretary - PRESENT

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, July 1, 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.

REVIEW AFTER FINAL

A. 1298 LAS POSITAS RD

A-1 Zone

Assessor's Parcel Number: 047-010-034
Application Number: MST2010-00117
Owner: City of Santa Barbara

(Proposal to install a 525 square foot treatment pad and 4 gas extraction wells for landfill gas collection and control system at Elings Park North. The equipment will be enclosed within a 6-foot tall concrete masonry unit (CMU) wall with a stucco finish, with chain-link dual access gates, and screened with existing and new landscaping.)

(Review After Final for revised gates and the addition of a cable fence on top of the retaining wall.)

A letter of concern from Paula Westbury was acknowledged.

Continued one week with the following comments.

- 1) The revised gates are acceptable.**
- 2) Revise the plans to coordinate the civil drawings with the landscaping drawings; specifically for the orientation of the steps; provide details of guard rails as necessary.**
- 3) The cable-rail fence is acceptable on the north and east side walls only; revise plans to remove it from the west wall.**
- 4) Provide a sample of the green slats and a color sample to match for the walls.**

REFERRED BY FULL BOARD

B. 505 WENTWORTH AVE

R-3 Zone

Assessor's Parcel Number: 037-143-010
Application Number: MST2007-00345
Owner: Wentworth Investors, LLC
Architect: Jose Luis Esparza

(Proposal to construct three new two story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes 2 two-bedroom units totaling 2,128 square feet and 1 one-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The proposal includes 256 cubic yards of grading.)

(Preliminary Approval was granted 8/10/2009. Final Approval is requested.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval of Architecture granted 7/6/2010.

Landscaping review was continued one week to the 7/12/10 Consent agenda, carrying forward motion items # 1, 2, and 4, from the previous motion of 8/19/09.

NEW ITEM**C. 2065 MISSION RIDGE RD R-2/4.0 Zone**

Assessor's Parcel Number: 019-163-005
Application Number: MST2010-00196
Owner: Lloyd Applegate
Architect: Peter Hunt

(Proposal to construct a new concrete masonry unit (CMU) wall with plaster finish and a stone cap for a total of 182 linear feet along the property line between 2065 Mission Ridge Road and the neighboring parcel at 2101 Ridge Lane. The proposed wall will be a maximum of 42 inches within 10 feet of the property lines along both Mission Ridge Road and Ridge Lane, and the remaining 162 linear feet will be a maximum of 8 feet in height.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.

NEW ITEM**D. 3940 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029
Application Number: MST2010-00197
Owner: Franchise Realty Interstate Corporation
Architect: Chipman Adams

(Proposal to remove the existing roof top mechanical equipment and replace with new equipment, installation of new screen walls around the new mechanical equipment and replace and repair the existing flat roof with like material. The existing parapet roof is proposed to remain. The proposal will include abatement of enforcement case ENF2009-01328.)

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

A letter of concern from Paula Westbury was acknowledged.

Continued one week with the following comments: the proposal as presented is unacceptable. Revise the proposal such that the proposed mechanical equipment will not be visible.

NEW ITEM**E. CITYWIDE R-O-W**

Assessor's Parcel Number: 099-999-00A
Application Number: MST2010-00163
Owner: City of Santa Barbara
Business Name: NextG Networks

(Proposal to add three antenna microcell wireless antenna locations, 400 Block W. Montecito St, 3900 Block La Colina Rd., 100 Block S. Calle Cesar Chavez and associated equipment for NextG wireless network.)

(Comments to the Community Development Director.)

A letter of concern from Paula Westbury was acknowledged.

Comments to the Community Development Director, per site.

Site 1 - SBRN-051 - 400 Block of W. Montecito St. - underground.

Site 2 - GOLN-052 - 3900 Block of La Colina Rd. - pole mount.

Site 3 - SBRN-043 - 100 Block of S. Calle Cesar Chavez - pole mount.

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