



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, August 30, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative) – PRESENT
CHRISTOPHER GILLILAND (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
TONY BOUGHMAN, Planning Technician
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 Tony Boughman, at (805) 564-5470 extension 4539 or by email at tboughman@santabarbaraca.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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, August 26, 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.

ABR - CONTINUED ITEM

A. 2727 MIRADERO DR COMMON R-2 Zone

Assessor's Parcel Number: 051-460-001
Application Number: MST2010-00243
Owner: Nelson Family Trust
Applicant: Janet Reid
Owner: Villa Miradero East HOA
Agent: Tom Wagner

(New drought tolerant landscape to replace existing landscape as part of grading project required to direct drainage away from building foundation)

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

Final Approval as submitted.

ABR - FINAL REVIEW

B. 520 CASTILLO ST C-P Zone

Assessor's Parcel Number: 037-152-030
Application Number: MST2010-00237
Owner: West Coast Athletic Clubs
Architect: Thomas McMahan

(Proposal for minor exterior changes including a new exit door with awning and handicapped access ramp on the south and east elevations, new upper level deck canopy, and relocation of two handicapped-accessible parking spaces with a new path of travel.)

Final Approval with a condition to show SWMP Tier 2 compliance by including a BMP on the plans.

ABR - REVIEW AFTER FINAL

C. 2950 STATE ST R-O/SD-2 Zone

Assessor's Parcel Number: 051-132-001
Application Number: MST2010-00054
Owner: Stewart White
Architect: Rex Ruskauff

(Proposal to replace and alter existing doors and windows on the existing commercial building to include replacing one window with a larger window, the addition of one new window, install a new exterior door, change the configuration of an existing door to change the swing direction, and remove an existing door and fill in with like materials to match the existing building. The proposal also includes the replacement of 279 square feet of the existing path of travel and compliance with ADA requirements, the addition of a new 24 square foot planter, and the relocation and addition of downspouts.)

(Review After Final to eliminate approved brick cap at H/C ramp, revised H/C ramp railing to single verticals, remove brick veneer at side of H/C ramp.

Continued one week when applicant is present to explain the application.

ABR - REVIEW AFTER FINAL

D. 516 & 518 W LOS OLIVOS ST

R-3 Zone

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Architect: Edwards Pitman
Owner: Los Olivos Partners, LLC

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Review After Final for: (1) meter enclosure, (2) replace railing with fence at unit 1, (3) add 2 solar tubes to unit 2, (4) add paved patio at rear of unit 2, (5) add 6 foot high lattice at unit 1 carport, (6) substitute shingles for board and batten at gable of unit 1, (7) change approved colors.)

Continued one week with comments:

- 1) Proposed colors, the shingles for board and batten at gable of Unit 1, and proposed solar tubes for Unit 2 are acceptable.
- 2) Provide current landscape plan for rear of Unit 2 to utilize permeable pavers to match driveway and along rear for Eugenia hedge.
- 3) Utilize gravel for the north corner instead of the proposed lawn.
- 4) Provide photographs from point of view from the street.
- 5) Provide alternate solution for enclosure of private outdoor unit.

ABR - REVIEW AFTER FINAL

E. 1030 CACIQUE ST

R-3 Zone

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose Gutierrez

(A revised project to reduce the original approved scope of work from a two-story 3,102 square foot duplex to a two-story 1,497 square foot duplex. The revised proposal will result in a one story, one-bedroom 629 square foot unit, and a 347 square foot second-story addition to the existing 521 square foot unit resulting in an 868 square foot unit. A total of four parking spaces will be provided on site with a two car carport and two uncovered spaces.)

(Second review of Review After Final for a reduced scope of work. Final approval of landscaping is requested.)

Final Approval of landscaping and Approval of Review After Final with conditions:

- 1) Update solar access diagram to match new elevation.
- 2) Increase the number of Blue Fescue to 14 plants at the second unit gate.
- 3) Show gate and fence on landscape plan.

ABR - NEW ITEM**F. 605 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 021-120-011
Application Number: MST2010-00255
Owner: City of Santa Barbara
Applicant: Ken Young

(Proposal to install a new emergency back-up generator for El Cielito Pump Station. The equipment will be enclosed with an 8 foot tall wall, 18 by 41 feet, adjacent to an existing building.)

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

Continued one week with comments:

- 1) Add lentils to match those on existing building.
- 2) Remove corner pilasters.
- 3) Raise the height of the wall one course of block (8 inches).

ABR - FINAL REVIEW**G. 763 CASIANO DR****R-2 Zone**

Assessor's Parcel Number: 049-330-032
Application Number: MST2010-00173
Owner: Lee Mudrick

(Proposal for a new 45 linear foot combined block retaining wall, redwood fence and gate located at the rear of an existing duplex. The combined height of the proposed retaining wall and fence will exceed the maximum 8-foot height requirement. No other changes are proposed to the site. Staff Hearing Officer approval is requested for the proposed over height wall and fence.)

(Project requires compliance with Staff Hearing Officer Resolution No. 043-10.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Chris Gilliland**.