



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, September 27, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative) – ABSENT
CHRISTOPHER GILLILAND (Consent Calendar Representative) – PRESENT
GARY MOSEL (Consent Calendar Representative) – ABSENT
KEITH RIVERA
PAUL ZINK – PRESENT

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 – 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 Tony Boughman, 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 tboughman@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, September 27, 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 - FINAL REVIEW

A. 31 S SALINAS ST

R-2 Zone

Assessor's Parcel Number: 015-241-005
Application Number: MST2010-00074
Owner: Robert Heckman
Designer: J Grant Design Studio (Chuck McClure)

(Proposal to demolish an existing 600 square foot two-car garage and attached storage space and construct a new 1,209 square foot two-story building composed of a 643 square foot, two-car garage and a 566 square foot residential studio above. The proposal will result in two single-family residential units including the existing 1,280 square foot one-story single-family residence, to remain unaltered, and the proposed 566 square foot residential studio on an 8,380 square foot lot. A total of three on-site parking spaces will be provided.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval of architecture and landscaping with conditions:

- 1) Add step lights to the plans.
- 2) Add side stairs and low wall at the garage to the architectural drawings. The proposed design is acceptable.
- 3) Utilize translucent glass in exterior light fixtures.
- 4) Replace proposed bamboo plantings with shrubs on the landscape plan.
- 5) Reduce the proposed four melaleuca plants at the northeast corner to one plant.
- 6) Provide SWMP BMPs on the plans and return to staff for approval of these details.

ABR - REVIEW AFTER FINAL

B. 2222 BATH ST

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: MSB Properties, Inc.
Architect: Patrick Marr
Business Name: Rabobank

(Review After Final for a revised proposal for minor alterations to an existing 1,452 square foot commercial building to eliminate the previously approved 74 square foot addition, eliminate the new ADA path of travel, revise the parking configuration of the 7 on-site parking spaces, and the addition of 14 removable bollards. The remaining components of the existing approved project include replacement of the existing front entry porch, a new ADA parking space, loading zone, and path of travel at the rear of the building, the demolition of the existing fireplace, and replacement of the existing trash enclosure.)

(Third review of Review After Final to provide handicap access lift at the front of the building.)

A letter of concern from Paula Westbury was acknowledged.

Approved as submitted of Review After Final to add handicap access.

ABR - CONTINUED ITEM**C. 604 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-152-014
Application Number: MST2010-00269
Owner: Terri Tompkins
Architect: Vadim Hsu
Applicant: Meichelle Arntz

(Proposal for the conversion of an existing 869 square foot single family residence to a new commercial building with three new uncovered parking spaces. The project will address violations in ENF2010-00462.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval with conditions:

- 1) Plans are approved as noted.
- 2) Provide details for the front and back porch railings.
- 3) Update landscape plan to reflect the revised parking and driveway configuration.
- 4) Add two street trees and parkway landscaping.
- 5) Add a planter in front of the front porch.
- 6) Extend the planter to the driveway along the rear of the front stone wall.
- 7) Remove the existing chain link fence along the west property line.
- 8) Add vine pocket plantings at the west property line.

Items on Consent Calendar were reviewed by **Paul Zink** and **Chris Gilliland**.