



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, October 11, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
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
GLORIA SHAFER, 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: On Thursday, October 7, 2010, the 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.

NEW ITEM

A. 900 BLK CALLE PUERTO VALLARTA

Assessor's Parcel Number: ROW-001-808
Application Number: MST2010-00276
Owner: City of Santa Barbara
Applicant: Verizon Communications

(Proposal to remove a existing equipment cabinet at the 0 Block of Niño's Drive (ROW-001-778) and install a new cabinet and electric meter on a new pad at the 900 Block of Calle Puerto Vallarta (ROW-001-808) for Verizon Wireless.)

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

Final Approval with conditions: 1) Provide landscape screening on two sides. 2) Equipment to be painted "Malaga Green". 3) Arborist to be present during trenching and provide letter of verification.

CONTINUED ITEM

B. 199 N HOPE AVE

E-3/SD-2 Zone

Assessor's Parcel Number: 057-240-023
Application Number: MST2010-00171
Owner: Roman Catholic Archbishop, Los Angeles
Architect: Garcia Architects, Inc.

(Revised proposal to demolish an existing one-story, 2,573 square foot pre-manufactured maintenance building and construct a new one-story, 25 foot tall, 3,037 square foot maintenance building, including a 464 square foot mezzanine floor area addition, located at an existing cemetery on a 20-acre parcel in the E-3 Zone. The new building will be constructed within the existing building footprint located on the northwesterly portion of the parcel. The project requires Planning Commission review for an amendment to the existing Conditional Use Permit for a non-residential use on a single-family residentially zoned parcel.)

(Project requires compliance with Planning Commission Resolution No. 008-89.)

Final approval, with conditions that the roof and wall color are to be "Light Stone" and the lower band wall color to be "Evergreen".

REVIEW AFTER FINAL**C. 1929 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-016
Application Number: MST2004-00492
Architect: Jeff Gorrell
Landscape Architect: Jeff Yardy
Owner: Jemesa Properties, LLC

(The project consists of a proposal to demolish the existing 1,354 square foot (net) service station, six gas pumps, canopy and underground storage tanks and to construct a 2,618 square foot (net) mini mart, 1,272 square foot (net) car wash, 395 square foot (net) equipment room, 1,725 square foot canopy, four gas pumps and eight parking spaces on a 20,755 square foot lot.)

(Review After Final to: remove stand-alone portal entry to car wash; lengthen the car wash; relocate path of travel from street to market; revise east and west property line walls; and change finish of concrete pathway.)

Final Approval of the Review After Final as noted on the plans.

REVIEW AFTER FINAL**D. 3025 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-172-020
Application Number: MST2007-00592
Owner: SLO Trader's, LLC
Architect: Michael Holliday

(This is a revised Project. Proposal to reinforce an existing retaining wall which ranges from 8-feet, 6-inches to 23-feet, 6-inches at the rear property line for 3025-3045 De La Vina Street. The current design has been revised from the design approved on 4/11/05 (MST2005-00111). The proposed design will not affect the existing parking configuration.)

(Review After Final to simplify project with a thickened portion of new wall with finish to match existing wall.)

Preliminary Approval of the Review After Final with comments: 1) The simpler plan is superior with less visual impact. 2) Provide a section drawing showing planter sizes and depths.

Items on Consent Calendar were reviewed by Gary Mosel, with landscaping reviewed by Chris Gilliland. Staff present: Tony Boughman, Planning Technician II.