



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, October 25, 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
JO ANNE LA CONTE, Assistant Planner
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 21, 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: There was no public comment heard for items not on the agenda.

ABR - REVIEW AFTER FINAL

A. 402 S HOPE AVE

E-3/PD/SD-2 Zone

Assessor's Parcel Number: 051-240-017
Application Number: MST2010-00141
Owner: Cutter Properties Ltd.
Contractor: Lusardi Construction Co.
Architect: Davy Architecture
Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal to enclose an existing covered display area for a 450 square foot addition to the existing 33,105 square foot Mercedes Benz Auto Dealership, resulting in a 33,555 square foot building on a 4.37 acre lot. The parcel is also currently developed with an existing 7,120 square foot BMW Auto Dealership. No changes are proposed to the existing BMW Dealership. The non-residential addition requires Planning Commission Review for a Development Plan in the P-D Zone.)

(Review After Final for changes to entry door, glass details and finishes)

A letter from Paula Westbury expressing concern was acknowledged.

Final Approval as submitted.

ABR - FINAL REVIEW

B. 29 W CALLE LAURELES

Assessor's Parcel Number: 051-630-006
Application Number: MST2010-00266
Owner: 29 W LLC
Agent: Ridge Communications
Designer: Real Estate and Construction Ideas Architecture

(Proposal to alter an existing unmanned wireless facility for Verizon Wireless. Remove three existing antennas and replace with three new antennas and install new 24" box to conceal new cables. The existing antennas are screened from view.)

Minor alterations to an existing wireless site. No visual impact findings required.

A letter from Paula Westbury expressing concern was acknowledged.

Final Approval with the following conditions: 1) the shroud height be further minimized in height. 2) The color to match the color of the building below and 3) Verification can be made by staff. No visual impact s will result for this minor roof change.

ABR - NEW ITEM**C. 936 SAN PASCUAL ST BLD D****R-3 Zone**

Assessor's Parcel Number: 039-292-019
Application Number: MST2010-00319
Owner: Pini Dario
Agent: Catherine Dunbar

(Proposal to permit "as-built" window changes and paint color changes to an existing apartment complex. The proposal will address the violations outlined in ENF2010 -00384.)

A letter from Paula Westbury expressing concern was acknowledged.

Continued two weeks with the following comments: 1) The proposed white vinyl windows are acceptable if the windows fronting San Pascual Street are all changed change out to promote a uniform street appearance. 2). If window size changes are proposed, return with specific window details. 3) The windows shall be by same manufacturer and identical in appearance, removal of window mullions is required on some windows previously installed. 4) Paint colors for shiplap siding to be ½ shade lighter than "Shalamar", railings flat black body color "Unclogged", window fascia trim "Bourgouis". 5) Provide a landscape & irrigation plan to beautify front facades of buildings including courtyard areas. 6) Provide new landscaping and street trees in the parkway, flowering vines at the front walls and enhanced courtyard plantings. 7) Show original existing landscape.

ABR - NEW ITEM**D. 807 SENDE VERDE E****E-3 Zone**

Assessor's Parcel Number: 049-040-053
Application Number: MST2010-00321
Owner: American Baptist Homes of the West
Architect: Studio 1030 Architects

(Proposal to combine two, one-bedroom, one-story units into one, two-bedroom one-story unit physically located at 807 Senda Verde. Also included is a 215 square foot addition of floor area.)

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

A letter from Paula Westbury expressing concern was acknowledged.

Final Approval as submitted of the architecture. Final Approval as noted of the landscaping with the comment to indicate groundcover/low planting on the landscape plan.

ABR - NEW ITEM**E. 434 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-291-015
Application Number: MST2010-00303
Owner: WHG Olive LLC
Designer: Alejo Barragan

(Proposal for a new 593 square foot three-car carport and a new trash and recycling enclosure located on a 5,000 square foot commercial parcel. The parcel is currently utilized by an existing tire shop and coffee shop located at 506 E. Haley and includes four existing parking spaces utilized by Muddy Waters. The proposed carport is proposed to be utilized for the existing tire shop.)

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

A letter from Paula Westbury expressing concern was acknowledged.

Preliminary Approval with the following comments. 1) provide all construction colors and details. 2) Show SWMP compliance.

Items on Consent Calendar were reviewed by Gary Mosel, with landscaping reviewed by Chris Gilliland.