



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, November 8, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
CHRISTOPHER GILLILAND (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
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, November 4, 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.

ABR - REVIEW AFTER FINAL

A. 535 E MONTECITO ST

M-1 Zone

Assessor's Parcel Number: 031-351-010
Application Number: MST2006-00530
Owner: Housing Authority of the City of Santa Barbara
Applicant: John Campanella and Bill McReynolds
Architect: William Hezmalhalch Architects Inc.
Landscape Architect: Katie O'Reilly Rogers

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in 4 two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 994 and 2,086 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with a mix of side by side configuration and tandem configuration. Four guest parking spaces would be provided, resulting in a total of 100 on-site parking spaces. Vehicle access would be provided from both East Montecito Street and Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination at the Planning Commission on 11/19/2009.)

(Review after Final for addition of solar panels and change of roof material.)

A letter from Paula Westbury expressing concern was acknowledged.

Continued one week to the Full Board with comments: 1) study better integrating panels into the roof; 2) provide more information on panels and roof material.

ABR - NEW ITEM**B. 3707 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-590-024
 Application Number: MST2010-00336
 Owner: McColm Family Trust
 Architect: On Design Architects
 Business Name: Burger King

(Proposal to permit as-built changes to previously approved landscape plan including eight new trees and replacement of turf with ground cover. This project will address violations in ENF2010-00175.)

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

A letter from Paula Westbury expressing concern was acknowledged.

Final Approval with comments: 1) Return to Staff with a cleaned up landscape plan showing the current landscaping configuration as approved today. 2) Relocate the proposed tree from the southeast corner of the property to the island at the southeast of the building. 3) Provide root barriers for new trees.

ABR - FINAL REVIEW**C. 814 ORANGE AVE****R-3 Zone**

Assessor's Parcel Number: 037-024-007
 Application Number: MST2010-00256
 Owner: Edward St. George
 Applicant: On Design

(Proposal to construct two two-story 1,553 square foot detached residential units and a detached 413 square foot two-car garage and two uncovered parking spaces on a 5,515 square foot vacant lot.)

A letter from Paula Westbury expressing concern was acknowledged.

Final Approval as submitted.

ABR - CONTINUED ITEM**D. 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, and review of landscaping for an existing apartment complex. The proposal will address the violations outlined in ENF2010-00384.)

A letter from Paula Westbury expressing concern was acknowledged.

Postponed one week.

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