



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**630 Garden Street**

**1:00 P.M.**

**Monday, December 6, 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](http://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](http://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 [toughman@santabarbaraca.gov](mailto:toughman@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 Wednesday, December 1, 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](http://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. 936 SAN PASCUAL ST BLD D**

**R-3 Zone**

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

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

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

Continued to the January 3, 2011 Consent Calendar with comments: 1) Return with elevations. 2) Center the two first-floor windows where the double windows were removed. 3) Change the 8' windows to 5' windows centered in the openings; and change the 6' windows to 5' windows. 4) Provide a revised landscape plan. 5) Replace the Bouganvilla with Trumpet vine, two 5 gallon plants per section trained to grow on the front walls. 6) Do not trim the small Cypress trees. 7) Plant soft agave underneath the Cypress trees. 8) New planter walls to be seating height. 9) Show low parkway planting on landscape plan.

### **ABR - CONTINUED ITEM**

**B. 608 ANACAPA ST**

**C-M Zone**

Assessor's Parcel Number: 031-151-017  
Application Number: MST2010-00362  
Owner: Jason D. Leggitt  
Architect: James Wilson

(Proposal to create a new exterior patio for outdoor dining. Proposed is a new exterior door and openable windows, new outdoor patio furniture including tables, chairs and umbrellas, and a new landscape plan. The project will address violations in ENF2010-00811.)

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

Postponed one week at applicant's request.

**ABR - CONTINUED ITEM****C. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006  
Application Number: MST2007-00559  
Owner: LEED Santa Barbara LLC  
Architect: AB Design Studio

(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

**(Return to Consent Calendar for review of landscaping only.)**

Preliminary Approval of the landscaping as submitted. Return with plans showing SWMP compliance.

**ABR - FINAL REVIEW****D. 1015 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-242-011  
Application Number: MST2006-00438  
Designer: Amaro Design  
Owner: The Rodriguez/Espinosa Family Trust  
Agent: Ben Woodall

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 4,510 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is a proposed two-story, three-bedroom, 2,107 square feet. Unit two is a proposed two-story, three-bedroom 2,403 square feet, including a two-car garage for each unit.)

Postponed infinitely at the applicant's request.

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