



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, March 15, 2010

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
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 Michelle Bedard, 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 mbedard@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, March 11, 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.

REVIEW AFTER FINAL

A. 415 E DE LA GUERRA ST

C-2 Zone

Assessor's Parcel Number: 031-022-008
Application Number: MST2004-00243
Owner: Valentino & Edith Ziliotto, Trustees
Designer: Gina Giannetto
Architect: Pete Ehlen

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

(Review After Final to relocate the back flow preventer, provide a new landscape planter to screen the back flow preventer, and review the trash enclosure details.)

REVIEW AFTER FINAL

B. 1298 LAS POSITAS RD

A-1 Zone

Assessor's Parcel Number: 047-010-034
Application Number: MST2007-00492
Applicant: Burke Design
Owner: City of Santa Barbara
Owner: Elings Park Foundation
Designer: Burke Design

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio St.). The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

(Review After Final for revised configuration of the bio-swale, new location of pedestrian access at the Valerio Street entrance, revised height of retaining walls, revised entrance door, and revised landscaping to comply with high fire hazard requirements.)

NEW ITEM**C. 3700 GREGGORY WAY R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-570-CA1
Application Number: MST2010-00073
Owner: Franciscan Villas, Home Owners Assoc. (HOA)
Architect: CSA Architects

(Proposal to repaint an existing 96-unit, two-story residential condominium development and replace the existing awnings with a new Sunbrella fabric to match the proposed new building colors. The existing awning hardware will remain.)

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

NEW ITEM**D. 2915 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-007
Application Number: MST2009-00497
Owner: Friedman Bernard
Applicant: Cory Cervantes
Architect: Garcia Architects
Applicant: Patrick Fourmy
Designer: Everett Jay Woods

(Proposal for minor alterations to an existing commercial parcel to include a new accessible parking space, accessible path of travel, site landscaping, a 24-inch tall retaining wall, and the removal of an existing fence. No exterior changes are proposed to the existing 1,060 square foot commercial building. The proposal requires Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)