



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, March 22, 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 18, 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. 3427 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-009
Application Number: MST2006-00092
Owner: Lunt Leon F/Joyce M
Architect: Roteman, Eberhard & Associates
Applicant: Bob Price Roteman Architects

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 (Resolution No. 034-07).)

(Review After Final for a material change to the garage door surround element, a revised color scheme, and minor door and window changes to include a larger kitchen window on the north elevation, revised locations to a door and window on the second floor of the east elevation, a hopper window changed to a sliding window on the south elevation, and revised door material and configuration on the west elevation.)

REFERRED BY FULL BOARD**B. 3763 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-052
Application Number: MST2009-00560
Owner: Regency Centers, LP
Owner: Regency Centers
Architect: Cearnal Andrulaitis Architecture
Business Name: Whole Foods Market

(Proposal to demolish an existing 5,154 square foot one story commercial building and construction of 35 new vehicle parking spaces and 28 bicycle spaces. The proposal will include a new pedestrian friendly connection from State Street to Whole Foods, new bioswales and landscaping to include the removal and relocation of 12 trees and 25 new trees, new exterior lighting on Whole Foods, 5 new parking lot fixtures, and bollard lighting within the pedestrian pathway.)

(Final Approval of architecture and landscaping is requested. Preliminary Approval was granted on 1/11/2010.)

NEW ITEM**C. 201 N MILPAS ST****C-2/M-1 Zone**

Assessor's Parcel Number: 017-043-018
Application Number: MST2010-00042
Owner: Allen & Cushnie, Family Trust
Architect: Thompson Naylor Architects

(Proposal for minor exterior alterations to an existing 4,656 square foot commercial building on a 19,811 square foot parcel. The proposal includes the installation of a new door and landing at the south west elevation, removal of "as-built" work including the removal of two existing stone columns and the alterations to the existing parking lot to include removing a portion of existing curbs, the addition of "as-built" gates on Yanonali & Milpas Street, elimination of a planter, and restriping to provide an ADA accessible parking space. A total of 14 parking spaces will be provided.)

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

FINAL REVIEW**D. 1712 ANACAPA ST****R-2 Zone**

Assessor's Parcel Number: 027-111-014
Application Number: MST2008-00435
Owner: Richard Untermann & Gail Elnicky
Architect: David Van Hoy
Architect: Paul Zink
Agent: Jarrett Gorin

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project requires Planning Commission Review for a Tentative Subdivision Map and a public street waiver and a street frontage modification.)

(Project requires compliance with Planning Commission Resolution No. 040-09. Final Approval is requested for grading and landscaping.)

REFERRED BY FULL BOARD**E. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke
Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 (Resolution No. 070-09).)

(Final Approval of landscaping is requested. Final Approval of architecture was granted on 3/8/10.)

NEW ITEM**F. 2819 STATE STREET****R-4/SD-2 Zone**

Assessor's Parcel Number: 051-220-027

Application Number: MST2010-00081

Owner: Scott Perry

Business Name: Lemon Tree Inn

Designer: Eric Nagelmann

(Proposal for new site landscaping for an existing hotel to include the abatement of violations in ENF2009-00427, including the "as-built" removal of coral trees and ivy shrubbery.)

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