



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**PLEASE NOTE THE SPECIAL TUESDAY  
MEETING DATE DUE TO THE HOLIDAY**

**630 Garden Street**

**1:00 P.M.**

**TUESDAY, June 01, 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 STELLA LARSON (ALTERNATE)

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician  
KATHLEEN GOO, 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 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](mailto: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 Wednesday, May 26, 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](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.

### **REVIEW AFTER FINAL**

#### **A. 2234 DE LA VINA ST**

**R-4 Zone**

Assessor's Parcel Number: 025-183-001  
Application Number: MST2009-00095  
Owner: Jack & Nuha Haddad, Family Trust  
Applicant: George Zoumalan  
Business Name: American Fuel & Service

(Proposal to install a new EVR vapor recovery system on the existing vent pipes. The proposal includes replacing the existing dispensers to uni-hose Gilbarg dispensers. The upgrade is required by the Santa Barbara County Air Pollution Control District (APCD).)

**(Review After Final to relocate the canister equipment.)**

### **REFERRED BY FULL BOARD**

#### **B. 2017 CHAPALA ST**

**R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
Application Number: MST2010-00036  
Owner: B.K. Rai  
Architect: Garcia Architects

(Proposal for the conversion of an existing two-story 1,893 square foot commercial building into a single-family residence with parking below and to provide a new accessible parking space for the existing 1,451 square foot commercial building. in the front of the lot. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single-family residence and six for the commercial building. The project received Staff Hearing Officer approval on 4/21/10 for zoning modifications to allow encroachments into the required interior setbacks.)

**(Preliminary Approval was granted on 5/3/2010. Final Approval is requested.)**

**NEW ITEM****C. 608 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017  
Application Number: MST2010-00159  
Owner: Jason D. Leggitt  
Architect: James Wilson  
Applicant: Jeremiah Higgins

(Proposal to add new roof-top exhaust equipment and associated hood vents for a commercial kitchen, the removal of a window in the stairway/elevator tower, and landscaping alterations located at the Anacapa Plaza, an existing three story mixed-use building.)

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

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

Assessor's Parcel Number: 051-570-CA1  
Application Number: MST2010-00157  
Owner: Jim Salvit Franciscan Villas HOA  
Applicant: Natalie Cope

(Proposal to replace all existing light fixtures, at the front entries and patios, driveways and garages, carports, and landscape bollards, at an existing 96-unit condominium complex. The parcel was recently reviewed for a proposed color scheme change to all units under MST2010-00073.)

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

**REFERRED BY FULL BOARD****E. 300 W ORTEGA ST****DUMMY Zone**

Assessor's Parcel Number: 037-073-ORW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size (one through lane in each direction), pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. The building at 309 W. Ortega has been purchased by the City and will be protected in place during construction. The building at 306 W. Ortega Street will be purchased by the City and will also be protected in place during construction. The Historic Landmark Commission (HLC) reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project (reference MST1992-00465). Right of Way negotiations are proceeding on schedule, with an estimated completion date of July 2010. The project received Preliminary Approval on 1/28/2008 and expired on 1/28/2009. A new Preliminary Approval is requested.)

**(Preliminary Approval was granted on 5/17/10. Final Approval is requested.)**

**REFERRED BY FULL BOARD****F. 1150 SAN ROQUE RD****A-1 Zone**

Assessor's Parcel Number: 055-171-007  
Application Number: MST2009-00517  
Owner: City of Santa Barbara  
Agent: Joe Wilcox  
Architect: KBZ Architects  
Landscape Architect: David Black

(Proposal to construct three new water treatment buildings and two new treatment tank enclosures at the Cater Water Treatment Plant. The proposal involves 7,999 square feet of new buildings and 5,890 square feet of new structures for a total of 13,889 square feet. The existing site is currently developed with 20,052 square feet of buildings and 139,252 square feet of other structures to the existing 159,304 square foot facility. The proposal also includes the relocation of 12 existing parking spaces, new accessible walkways and new site landscaping. The proposal will result in a 173,193 square foot water treatment facility and will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project received Planning Commission approval on 4/22/10 for a Conditional Use Permit for a non-residential use in a residential zone and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

**(Preliminary Approval was granted on 5/10/2010. Final Approval is requested.)**

**REFERRED BY FULL BOARD****G. 4200 CALLE REAL**

Assessor's Parcel Number: ROW-003-382  
Application Number: MST2008-00505  
Owner: City of Santa Barbara  
Owner: Caltrans  
Applicant: Jessica Grant, Project Planner  
Applicant: Ashleigh Sizoo, Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

**(Preliminary Approval was granted on 3/8/2010. Final Approval is requested.)**