



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, June 28, 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

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 extension 4551, or by email at mbedard@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: That on Thursday, June 24, 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.

FINAL REVIEW

A. 2936 DE LA VINA ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-180-025
Application Number: MST2010-00129
Owner: Tan DLV, LLC
Architect: Peter Ehlen
Agent: Kathy Stuva

(Proposal for a 112 square foot addition and minor exterior remodel to an existing 7,661 square foot two-story commercial building on a 12,000 square foot lot. The proposal involves minor site alterations to include a reduced driveway width, a new sidewalk, a new ADA path of travel, the removal of two existing trees, and a new backflow device. The parcel includes 16 existing parking spaces to remain.)

(Preliminary Approval granted 6/7/10. Final Approval is requested.)

NEW ITEM

B. 763 CASIANO DR

R-2 Zone

Assessor's Parcel Number: 049-330-032
Application Number: MST2010-00173
Owner: Lee Mudrick

(Proposal for a new 45 linear foot combined block retaining wall, redwood fence and gate located at the rear of an existing duplex. The combined height of the proposed retaining wall and fence will exceed the maximum 8-foot height requirement. No other changes are proposed to the site. Staff Hearing Officer approval is requested for the proposed over height wall and fence.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for a zoning modification.)

REFERRED BY FULL BOARD**C. 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
Architect: William Hezmalhalch Architects, Inc.
Applicant: Bill McReynolds
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 four, 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.)

(Final Approval of Project including Landscaping is requested.)

FINAL REVIEW**D. 317 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-172-028
Application Number: MST2010-00107
Owner: Encinal Properties LLC
Architect: Tom Moore
Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new 370 square foot PET/CT trailer vehicle to be located on the existing Sansum Clinic site. The proposal includes striping an existing 4 foot path of travel. Proposal requires Staff Hearing Officer review for a proposed modification to allow the trailer to encroach into the required interior setback and Development Plan Approval to allocate 370 square feet of new, non-residential square footage.)

(Project requires compliance with Staff Hearing Officer Resolution No. 028-10.)