



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, July 19, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
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 Wednesday, July 14, 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. 29 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 017-123-014
Application Number: MST2009-00259
Owner: McDonald's Corporation
Architect: Elord Fajardo

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and landscaping will remain.)

(Review After Final for new exterior roof lighting and replacement of turf with drought tolerant landscaping.)

FINAL REVIEW

B. 3940 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-029
Application Number: MST2010-00197
Owner: Franchise Realty Interstate Corp
Architect: Chipman Adams

(Proposal to remove the existing roof top mechanical equipment and replace with new equipment, installation of new screen walls around the new mechanical equipment and replace and repair the existing flat roof with like material. The existing parapet roof is proposed to remain. The proposal will include abatement of enforcement case ENF2009-01328.)

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

REFERRED BY FULL BOARD**C. 1924 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-014
Application Number: MST2009-00475
Owner: Troy and Ken Jacobsen
Architect: Cearnal Andrulaitis Architecture

(Proposal to converting the existing 2,225 square foot two-story duplex into one residential unit, including the demolition of 43 square feet and a 642 square foot addition (130 square feet one-story addition and 512 square foot two-story addition) resulting in a 2,825 square foot two-story single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached 417 square foot two-car garage and one new uncovered space. 134 cubic yards of grading is proposed. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing Officer Approval for requested zoning modifications on 1/13/2010.)

(Preliminary approval granted 3/22/10. Final approval is requested.)

REFERRED BY FULL BOARD**D. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017
Application Number: MST2010-00141
Owner: Cutter Properties Ltd.
Contractor: Lusardi Construction Company
Architect: Davy Architecture

(Proposal to enclose an existing covered display area for a 450 square foot addition to the existing 33,105 square foot Mercedes Benz Auto Dealership, resulting in a 33,555 square foot building on a 4.37 acre lot. The parcel is also currently developed with an existing 7,120 square foot BMW Auto Dealership. No changes are proposed to the existing BMW Dealership. The non-residential addition requires Planning Commission Review for a Development Plan in the P-D Zone.)

(Project requires compliance with pending Planning Commission Resolution No. 007-10.)

FINAL REVIEW**E. 3222 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-031
Application Number: MST2009-00377
Owner: Anthony Osehan
Applicant: Chris Sewell

(Proposal for a conceptual review for a minor facade remodel at the Agave Inn to include an "as-built" wood decorative element along the street facade and an "as-built" exterior color change.)

(Preliminary approval granted 10/19/2009. Final approval is requested.)

CONTINUED ITEM**F. 900 CALLE DE LOS AMIGOS****A-1/E-1 Zone**

Assessor's Parcel Number: 049-440-016

Application Number: MST2010-00201

Owner: American Baptist Homes of the West

Agent: Craig Burdick

(Proposal for new site landscaping located at 1038 Calle Sastre, within the Valle Verde Retirement Community.)

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