



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, August 09, 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
JO ANNE LA CONTE, Assistant Planner
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, August 04, 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.

REFERRED BY FULL BOARD

A. 1921 BATH ST

R-4 Zone

Assessor's Parcel Number: 025-352-009
Application Number: MST2010-00118
Owner: Joan Chapin Robertson, Trustee
Architect: Ken Kruger
Engineer: John Oeltman
Contractor: Cunningham-Parris Construction

(Proposal to construct a 192 square foot second-story addition to an existing one-story 1,580 square foot residence, resulting in 1,772 square feet. The 7,500 square foot lot is currently developed with two residential units, the existing one-story 1,580 square foot front residence and the existing two-story 822 square foot rear unit. No alterations are proposed to the existing 822 square foot residence. Each residence has one covered parking space provided within the existing two-car garage.)

(Preliminary Approval was granted on 6/14/10. Final Approval is requested.)

NEW ITEM

B. 333 CONSUELO DR

R-2/SD-2 Zone

Assessor's Parcel Number: 059-212-003
Application Number: MST2010-00217
Owner: Leslie K. Egst Houston, Trust
Architect: Paul Zink

(Proposal for a 234 square foot one-story addition and an interior remodel to the existing 1,079 square foot residence of an existing one-story 1,903 square foot residential duplex. The proposal includes the demolition of an "as-built" patio cover and construction of a new covered entrance, new covered patios on the west and north elevations, five new skylights, a new air conditioning unit, gas service, and a new exterior barbeque. Three on-site covered parking spaces are proposed to remain unaltered. No alterations are proposed to the existing front residence. The project requires Staff Hearing Officer review for a requested zoning modification for the configuration of the required open space.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for a requested zoning modification.)

NEW ITEM**C. 900 CALLE DE LOS AMIGOS****E-3 Zone**

Assessor's Parcel Number: 049-040-053
Application Number: MST2010-00236
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal to combine two existing 510 square foot units, at 811 Senda Verde units C & D, into one combined unit and add a 200 square foot addition to total one 1,220 square foot residential unit within the Valle Verde Retirement Community. The proposal includes relocating the existing fence 4 feet, 6 inches out from the existing location along the south elevation.)

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

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 Co.
Architect: Davy Architecture
Landscape Architect: Bob Cunningham, Arcadia Studio

(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.)

(Final approval of architecture was granted on 8/2/10. Final approval of landscaping is requested.)