



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Tuesday, September 07, 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 NOTICE: On Thursday, September 2, 2010, 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.

ABR - CONTINUED ITEM

A. 605 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 021-120-011
Application Number: MST2010-00255
Owner: City of Santa Barbara
Applicant: Ken Young

(Proposal to install a new emergency back-up generator for El Cielito Pump Station. The equipment will be enclosed with an 8 foot tall wall, 18 by 41 feet, adjacent to an existing building.)

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

ABR - REVIEW AFTER FINAL

B. 2222 BATH ST

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: MSB Properties Inc.
Architect: Patrick Marr

(Review After Final for a revised proposal for minor alterations to an existing 1,452 square foot commercial building to eliminate the previously approved 74 square foot addition, eliminate the new ADA path of travel, revise the parking configuration of the 7 on-site parking spaces, and the addition of 14 removable bollards. The remaining components of the existing approved project include replacement of the existing front entry porch, a new ADA parking space, loading zone, and path of travel at the rear of the building, the demolition of the existing fireplace, and replacement of the existing trash enclosure.)

(Second review of Review After Final to provide handicap access lift at the front of the building.)

ABR - REVIEW AFTER FINAL**C. 516 & 518 W LOS OLIVOS ST****R-3 Zone**

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Architect: Edwards Pitman
Owner: Los Olivos Partners LLC

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Second review of Review After Final for: (1) meter enclosure, (2) replace railing with fence at unit 1, (3) add 2 solar tubes to unit 2, (4) add paved patio at rear of unit 2, (5) add 6 foot high lattice at unit 1 carport, (6) substitute shingles for board and batten at gable of unit 1, (7) change approved colors.)

ABR - REVIEW AFTER FINAL**D. 2950 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 051-132-001
Application Number: MST2010-00054
Owner: Stewart White
Architect: Rex Ruskauff

(Proposal to replace and alter existing doors and windows on the existing commercial building to include replacing one window with a larger window, the addition of one new window, install a new exterior door, change the configuration of an existing door to change the swing direction, and remove an existing door and fill in with like materials to match the existing building. The proposal also includes the replacement of 279 square feet of the existing path of travel and compliance with ADA requirements, the addition of a new 24 square foot planter, and the relocation and addition of downspouts.)

(Review After Final to eliminate approved brick cap at H/C ramp, revised H/C ramp rail to single verticals, remove brick veneer at side of H/C ramp.)