



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, January 31, 2011

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
CHRISTOPHER GILLILAND (Consent Calendar Representative)
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
TONY BOUGHMAN, Planning Technician - Present
GLORIA SHAFER, 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 Tony Boughman, at (805) 564-5470 extension 4539, or by email at tboughman@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: On Thursday, January 27, 2011, the 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.

Representatives present: Aurell and Gilliland

Staff present: Boughman

ABR - PROJECT DESIGN REVIEW

A. 826 DE LA VINA ST C-2 Zone

Assessor's Parcel Number: 037-042-001
Application Number: MST2010-00289
Owner: Gold Lab, LLC
Architect: Henry Lenny

(Proposal to remodel the south and west elevations of the existing commercial building. Alterations consist of thickening exterior walls, recessing windows, and stuccoing the exterior.)

Final approval with condition to have stucco cap on parapets and wall; and no exposed flashing.

ABR - CONTINUED ITEM

B. 3430 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 053-322-011
Application Number: MST2011-00003
Owner: The Southland Corporation
Agent: Dave Wesolowski
Applicant: MaintCo Corporation

(Review of new landscaping and irrigation to replace the deteriorated landscaping in existing planting areas. The project will address violations in Enforcement Case 2008-00413.)

(Second review of Landscape Plan.)

Public comment: Kathiann Brown, concerned about all trees being same the species, overall landscape design is too linear and plants are too low to provide screening, existing concrete bases and rebar should be removed.

Preliminary Design and Final approval with the following conditions: 1) Remove the concrete base of the old light standard at the southwest corner. 2) The low retaining walls in front of the property are to be white stucco finish with a sandstone cap. Remove exposed rebar. 3) Indicate locations, heights, and materials of all walls and fences on the property. 4) Show curb cuts accurately at all driveways. 5) Show street lights accurately along State Street. 6) Show street trees accurately along State Street. 7) Consider a variety of tree species instead of all Tipuana. 8) Reproduce the water compliance statement on the plans. 9) Obtain approval from City Parks and Recreation Department for type, size and placement of street trees. Have the Parks and Recreation Department verify the health of existing street trees.