



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, February 28, 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
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. 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 toughman@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, February 24, 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.

ATTENDANCE

Representatives present: Aurell and Gilliland

Staff present: Boughman

ABR - CONTINUED ITEM

A. 420 E ANAPAMU ST

R-3 Zone

Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Lenvik and Minor Architects

(Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums: Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered; Unit B a proposed 1,158 square foot two-story unit; and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy therefore the project was concurrently reviewed by the Historic Landmarks Commission. The project received preliminary approvals in March 2007 which subsequently expired in March 2008. The applicant is requesting a new preliminary approval.)

(In-Progress Review. Project requires compliance with Staff Hearing Officer Resolution No. 008-07.)

Project Design Approval and continued to Consent Calendar.

ABR - NEW ITEM

B. 3805 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-013
Application Number: MST2011-00079
Owner: Nettleship Family Trust
Business Name: Macy's

(Proposal to alter an existing concrete walkway and railings. The project includes demolition of cantilever walk, reconfiguring walkway, and replacing a portion of prior walk with a rock garden.)

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

Project Design Approval and Final Approval as submitted.

ABR - REVIEW AFTER FINAL**C. 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 Corp.

(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.)

(Review After Final request to revise conditions of approval.)

Review After Final approved with conditions: 1) Remove the concrete base of old light standard at the southeast corner. 2) Remove all exposed rebar and/or anchor bolts on top of front block wall. 3) Show curb cuts at all driveways. 4) Reproduce water compliance statement on plans. 5) Provide Ficus vines to grow on the front block wall. 6) Three of the proposed trees at north/rear property side may be eliminated. 7) Two of the proposed trees at the east side of the property may be eliminated. 8) Remove existing low hedge in southeast corner planter and extend proposed landscaping into that space.

ABR - REVIEW AFTER FINAL**D. 535 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-351-010
Application Number: MST2006-00530
Architect: William Hezmalhalch Architects Inc.
Applicant: Bill McReynolds
Landscape Architect: Katie O'Reilly Rogers
Owner: City Ventures

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in 4 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.)

(Review After Final to change style of pavers and change color scheme of buildings.)

Review After Final to change paver material approved as submitted.