



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 14, 2011

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
CHRISTOPHER GILLILAND (Consent Calendar Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
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 Wednesday, March 9, 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: Rivera and Gilliland

Staff present: Boughman

ABR - FINAL REVIEW

A. 401 1/2 OLD COAST HWY C-P/R-2 Zone

Assessor's Parcel Number: 015-291-010
 Application Number: MST2009-00500
 Owner: William Pritchett
 Architect: Garcia Architects Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

(Project was referred by the City Council and requires compliance with Council Resolution.)

Postponed indefinitely at the applicant's request.

ABR - CONTINUED ITEM

B. 1600 ANACAPA ST R-O Zone

Assessor's Parcel Number: 027-191-007
 Application Number: MST2011-00083
 Owner: Robert C. and Helen E. Wiley Trust
 Contractor: Gosnell Tree and Landscape

(Proposal to remove a large existing Arancaria Arancana [Bunya Bunya] tree.)

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

Final Approval as submitted to replace removed tree with a 36 inch box Aptos Blue Redwood.

ABR - CONTINUED ITEM**C. 2905 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-009
Application Number: MST2011-00094
Owner: BVN De La Vina Properties, LLC
Designer: Chris Belanger

(Proposal for exterior alterations to a 2,147 square foot one-story commercial building. Alterations include replacing a door with a window, replacing an existing door with a new door, and replacing existing awning material with new color, changing the exterior paint color to "Swiss Coffee" OC-45 Benjamin Moore, and landscaping alterations.)

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

Final Approval of the project with the following conditions: 1) Return to staff with detail of 4 concrete, metal or acrylic planters similar to the wall color. 2) Installing a 15 gallon street tree on Arden Street is encouraged. Staff is to research this with Parks and Recreation. The applicant is encouraged to add a tree in the existing earth planter at the front of the building.

ABR - CONTINUED ITEM**D. 1014 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043
Application Number: MST2011-00095
Owner: Conners Family Limited Partnership
Contractor: Action Roofing
Applicant: KIBO Group

(Proposed replacement of the existing brown cement tiles for the Mansard roofs on two of the buildings on the site. The proposed roof material is brown tile rather than the previously proposed green clay tile. The roof for the Vons grocery store building is not part of this application.)

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

Postponed one week at the applicant's request.