



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, April 25, 2011

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
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. 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, April 21, 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: Chris Gilliland and Keith Rivera

Staff present: Boughman

ABR - FINAL REVIEW

A. 709 E HALEY ST

C-2 Zone

Assessor's Parcel Number: 031-232-017
Application Number: MST2011-00077
Owner: Corina A. Figueroa
Owner: Jaime and Robin Melgoza
Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

Final Approval as submitted.

ABR - FINAL REVIEW

B. 602 E MONTECITO ST

M-1 Zone

Assessor's Parcel Number: 017-030-003
Application Number: MST2011-00066
Owner: Levon Investments, LLC
Architect: Lenvik & Minor Architects

(Proposal to divide a building into two tenant spaces. Exterior alterations consist of relocating a double entry door to an adjacent wall, constructing two new handicapped ramps and paths of travel and revising landscaping.)

(Review of planting plan.)

Final Approval of the landscaping with the condition to simplify the outer edge of sidewalk to eliminate the odd shaped planting areas.

ABR - CONTINUED ITEM**C. LOWER WEST DOWNTOWN STREET LIGHTING**

Assessor's Parcel Number: ROW-001-946
Application Number: MST2011-00101
Owner: City of Santa Barbara

(Proposal for the installation of street lights in the lower west downtown neighborhood. Pole light fixtures with LED lamps are proposed at intersections and mid-block. The project is located along the 100, 200, and 300 blocks of W. Haley Street, the 100 and 200 blocks of W. Gutierrez Street, the 400 block of Bath Street, the 300 and 400 blocks of De La Vina Street, and along Cottage Grove. This proposal is Phase One of three street lighting projects in the lower west downtown area with the remaining two phases to be reviewed at a later date.)

(Action may be taken if sufficient information is provided. Project requires archaeological monitoring of any excavation deeper than four feet.)

Final Approval with the condition that any excavation deeper than two feet be conducted with archaeological monitoring.

ABR - FINAL REVIEW**D. 226 S VOLUNTARIO ST****R-3 Zone**

Assessor's Parcel Number: 017-252-013
Application Number: MST2010-00381
Architect: On Design
Owner: Ed St George

(Proposal for a new three-story 2,439 square foot single residential unit with attached 327 square foot one-car garage and a new 478 square foot two-car garage at the rear of a site currently developed with two detached single residential units.)

(Final approval of architecture and landscaping is requested. Project requires standard archaeological discovery conditions placed on plans.)

Final Approval with the condition to reproduce the Landscape Compliance Statement on irrigation plans.