



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, April 23, 2012

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Calendar Representative)
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
KIRK GRADIN
STEPHANIE POOLE

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ATTENDANCE:

Representatives present: Gilliland and Zink

Staff present: Boughman

ABR - REVIEW AFTER FINAL

A. 1720 SAN ANDRES ST

R-3 Zone

Assessor's Parcel Number: 043-191-015
Application Number: MST2008-00066
Owner: Cameron Porter
Architect: Thomas Moore

(The project was previously approved by the ABR and it was discovered that the required open yard area requires a zoning modification. Staff Hearing Officer approval of a zoning modification is requested to allow the open yard to be 13.5 feet wide rather than the required 15 feet. Proposal to construct a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage, and 160 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes a 63 square foot first floor addition to the existing 558 square foot one-story, two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.)

(Review After Final for a change from the approved composition shingles to a standing seam metal roof.)

Referred to the Full Board.

ABR - FINAL REVIEW**B. 1711 & 1713 LOMA STREET****R-2 Zone**

Assessor's Parcel Number: 027-153-008
Application Number: MST2011-00460
Owner: William C. Haack
Designer: Debra Sorensen
Engineer: Kevin Vandervort

(Proposal for alterations to the existing two-story duplex including window replacement, minor roof alterations, change siding to stucco, remove front fences, new metal railings, new privacy screen at the front of the building, replace east side fence, expansion of driveway at rear and repaving with pavers, new retaining wall at rear, and expand second story decks at rear. The Staff Hearing Officer approved zoning modifications for alterations to the building within the front setback, the new railing to exceed 3.5 feet within ten feet of the front lot line and along the garage, and for a reduction of required open yard area under Resolution No. 010-12.)

(Project requires compliance with Staff Hearing officer Resolution No. 010-12.)

Final Approval as submitted.

ABR - CONTINUED ITEM**C. 3230 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-030
Application Number: MST2012-00050
Owner: Victor William and Susan Mari Schaff,
Architect: J. Michael Holliday

(Proposal for alterations to an existing commercial building. The project consists of a new ADA accessible ramp, parking, walkway, new rooftop mechanical equipment with new screening, minor window changes, a 20 square foot addition, and new planters.)

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

Final Approval with the condition to screen the new backflow device if installed.

ABR - NEW ITEM**D. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00146
Owner: Richard A. and Nancy J. Graham Trustees
Architect: Cearnal Andrulaitis

(Proposal to paint a portion of the building facade blue for the existing Chevrolet dealership.)

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

Continued indefinitely. The proposal to paint a portion of the facade blue is unacceptable.

ABR - REVIEW AFTER FINAL**E. 7 S MILPAS ST****C-P Zone**

Assessor's Parcel Number: 017-171-024
Application Number: MST2012-00006
Owner: S & P Investments
Agent: Wade Goding

(Proposal for upgrades to the existing Carl's Jr. Restaurant. The project includes a new accessible ramp and parking, new landscaping at the ramp, new in-ground grease interceptor in parking area, and replacement of HVAC equipment on the roof, keeping the existing rooftop screening. Proposal to change the building color to a multi-color scheme using the approved colors of the adjacent Santa Barbara Plaza was approved under this application on January 30, 2012.)

(Review After Final of a new accessible ramp and parking, new landscaping at the ramp, new in-ground grease interceptor in parking area, and replacement of HVAC equipment on the roof, keeping the existing rooftop screening.)

Railing detail to return to staff. New rooftop equipment shall not be taller than the existing screening.

ABR - FINAL REVIEW**F. 2206 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-171-037
Application Number: MST2012-00068
Owner: Ritva Hiltunen Trust
Architect: Joseph Moticha

(Proposal for minor exterior alterations to an existing multi-family residential apartment complex, located on a 5,760 square foot lot. The alterations include eliminating a door, replacing a window with a new door, adding a new concrete entry stoop and eyebrow roof to create a new entry to an existing laundry room. Other alterations include a new chimney, replacement of an existing wood fence with a new 5-foot CMU wall; construction a new 5-foot gate within the existing 5-foot CMU wall, and addition of a new 3.5-foot tall CMU wall along the front and interior property lines to match the existing site walls. Approval is also requested to reconsider the condition of approval from MST2011-00391 which required a new 15-gallon Coast Live oak tree to replace the existing oak tree which was approved for removal.)

Final approval with conditions: 1) note paving specifications on the plans to be Roman concrete paving stones in brown/charcoal blend; 3) the new Pittosporum shall be a 5-gallon minimum.

ABR - NEW ITEM**G. 5 S NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-163-006

Application Number: MST2012-00148

Owner: Alberto Corral

(Proposal for a nine-foot high chain-link fence with green mesh screening for an existing vacant commercial lot.)

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

Final Approval with the following conditions: 1) fence height at north property line shall be a maximum of eight feet, elsewhere nine feet; 2) all areas of fence to be screened with green mesh.