



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, June 4, 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 Rivera
Staff present: Boughman

ABR - NEW ITEM

A. 1924 CLIFF DR **C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-009
Application Number: MST2012-00212
Owner: Levon Investments LLC
Architect: Garcia Architecture + Design

(Proposal to remove two sets of entry doors and replace with new storefront system. Also proposed is a new walk-up ATM in the front wall of the building.)

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

Project Design Approval and Final Approval as submitted.

ABR - CONTINUED ITEM**B. 320 & 322 W CANON PERDIDO STREET****R-4 Zone**

Assessor's Parcel Number: 039-302-017
 Application Number: MST2012-00136
 Owner: Martin Peter and Maureen Connolly
 Designer: Wynn Landscape

(Proposal to replace existing landscaping, to resurface the parking lots, revise the trash locations, and provide two new accessible parking spaces for the existing apartment complex. The project will address violations in ENF2011-01050 and ENF2011-01051. A waiver is requested for the non-conforming property to have less than the required perimeter landscaping areas.)

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

Project Design Approval and Final Approval with conditions: 1) Locate the handicap parking spaces adjacent to the trash locations on both properties. 2) Add a parking space to 322 W. Canon Perdido. 3) It is acceptable to not have the trash locations screened from the parking lot, they are sufficiently screened from the street as proposed. 4) Locate both backflow devices and associated landscape screening in the front of the properties so they do not obstruct driver visibility.

ABR - NEW ITEM**C. 628 W MICHELTORENA ST****C-P Zone**

Assessor's Parcel Number: 043-251-029
 Application Number: MST2012-00208
 Owner: Santa Barbara Neighborhood Clinics
 Applicant: Terry Keller

(Proposal for a new ADA parking space. The project involves enlarging a paved area and removal of landscaping.)

(Action may be taken if sufficient information is provided. Project requires Tier 2 Storm Water Management Program compliance.)

Continued one week with comments: 1) try to find landscaping space between the parking paving and the adjacent building; 2) provide a landscape and basic irrigation plan for front of property, include planting in the parkway.

ABR - PROJECT DESIGN AND FINAL REVIEW**D. 122 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-002
 Application Number: MST2012-00021
 Owner: Stapelmann Community Property Trust
 Architect: Dennis Thompson

(Proposal to construct a new parking lot with nine spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping. Planning Commission review of a Conditional Use Permit is requested.)

(Project requires compliance with Planning Commission Resolution No. 007-12.)

Project Design Approval and Final Approval as noted for parking lot tree to be a Tipuana.

ABR - CONTINUED ITEM**E. 2015 RED ROSE WAY****R-2 Zone**

Assessor's Parcel Number: 035-342-011
Application Number: MST2012-00186
Owner: Szerman Trust
Contractor: Shaker Construction

(Proposal to install four new retaining walls constructed of stacked keystone blocks at the rear of an apartment property backing up to the rear of the Mesa Shopping Center. The walls are terraced with spacing of 6-8 feet, each four feet tall with a length of 50 feet. Existing trees are to remain, with new groundcover.)

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

Public comment: Tanner Slaughter, Investec, representing the management for the adjacent Mesa Center in support of the project.

Project Design Approval and continued indefinitely to provide a landscape plan.