



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, November 19, 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
KIRK GRADIN (Consent Calendar Representative)
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

Representatives present: Gilliland and Zink
Staff present: Tony Boughman

ABR - REVIEW AFTER FINAL

A. 4151 FOOTHILL RD

COUNTY Zone

Assessor's Parcel Number: 059-160-017
Application Number: MST2008-00496
Owner: Webster Properties LP
Applicant: Michael Towbes
Architect: Lenvik & Minor Architects
Agent: Steve Fort
Engineer: Penfield & Smith Engineers

(Proposal to construct 2 two-story, commercial office buildings, for a total of 60,122 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 46,600 square feet. Building B is proposed to be 13,522 square feet. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 56,691 square feet of landscaping, bio-swales, 225 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. Proposed is 17,327 cubic yards of grading. The project received approvals for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

(Review After Final to reduce approved tree sizes.)

Approval of Review After Final for tree reductions with the following exceptions.

1. All Olive trees along Cieneguitas Street to remain 36 inch box.
2. Two of the Abizzia trees at the street corner to remain 36 inch box, the other 6 may be reduced.
3. Other trees may be reduced as requested.

ABR - NEW ITEM**B. 300 W ALAMAR AVE/OAK PARK****P-R Zone**

Assessor's Parcel Number: 051-340-001
Application Number: MST2012-00444
Owner: City of Santa Barbara
Applicant: Cameron Benson, Creeks Division

(Proposal to replace the existing asphalt paving with permeable pavers at the north and south parking lots in Oak Park.)

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

Continued two weeks with comments:

1. Provide additional information on the planting areas where asphalt paving is removed, including a plant list and plant sizes.
2. The proposed gates are acceptable in Malaga Green.
3. Regarding the parking lot at the tennis courts: provide additional understory landscaping throughout the areas surrounding the parking lot.
4. Provide photos of this area.
5. Place boulders between the paver area and the area where asphalt is to be removed.
6. The area between the paver parking lot and the sidewalk at the street should be landscaped – the proposed sloping concrete is not acceptable.
7. Provide pedestrian access from the parking lot to the south.

ABR - NEW ITEM**C. 423 W VICTORIA ST****P-R Zone**

Assessor's Parcel Number: 039-161-014
Application Number: MST2012-00445
Owner: City of Santa Barbara
Applicant: Cameron Benson, Creeks Division

(Proposal to replace the existing asphalt paving with permeable pavers at the existing parking lot at the Westside Neighborhood Center.)

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

Project Design and Final Approval as submitted.

ABR - NEW ITEM**D. 258 CANON DR/STEVENS PARK****P-R Zone**

Assessor's Parcel Number: 053-032-001
Application Number: MST2012-00446
Owner: City of Santa Barbara
Applicant: Cameron Benson, Creeks Division

(Proposal to replace the existing asphalt paving with permeable pavers at the existing parking lots in Stevens Park.)

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

Project Design and Final Approval with the condition to use a poured colored concrete curb with rounded curb cuts for drainage.

ABR - CONTINUED ITEM**E. 336 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corr Sanchez Family Trust
Applicant: Edward Corral
Architect: Jose Luis Esparza

(New Description: Replace all existing windows and doors with new aluminum, remove existing roll-up door replace with new door and window, remove and replace all existing exterior stucco and replace like-for like, remove and replace all interior and exterior framing; roof to remain; and foundation to remain with new underpinning. Old Description: the proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

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

Final Approval with conditions:

1. Street trees to be 24 inch box size.
2. Show light fixture cut sheet on plans – this fixture may be substituted with a fixture that can emit some light into the roof elements.

ABR - NEW ITEM**F. 546 SCENIC DR****E-2 Zone**

Assessor's Parcel Number: 015-280-017
Application Number: MST2012-00438
Owner: Vaughn Family Trust
Applicant: Morando Design

(Proposal to permit an as-built driveway gate, pilasters, lighting, and walls located within the public right-of-way. The project will address violations called out in enforcement case ENF2012-00769. A public works encroachment permit is requested.)

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

Referred to the December 10, 2012, ABR Full Board.

ABR – COURTESY REVIEW**G. 700 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-240-008
Application Number: MST2012-00439
Owner: Santa Barbara High School District
Architect: D.W. Reeves & Associates AIA

(Courtesy review of a new batting cage at the Santa Barbara High School baseball field located at E. Canon Perdido and Salsipuedes Streets. This parcel contains a City Landmark: "Santa Barbara High School Building, Peabody Stadium, Stadium Ticket Booth, Manual Training Building, Gymnasium.")

(No action will be taken.)

The following comments were made:

1. This is an unfortunate location for the batting cage because it interferes with the nice open view into this park-like area of the school grounds, although it is understood that alternative locations have been studied.
2. The ABR encourages as much landscaping as possible, including trees for screening of the enclosure.

ABR - CONTINUED ITEM**H. 2700 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-011
Application Number: MST2012-00411
Owner: Pertsulakes Family Trust
Applicant: Sherry and Associates

(Remove and replace existing windows and canvas awnings for existing commercial building.)

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

Final Approval as submitted.