



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, October 27, 2008

BOARD MEMBERS:

MARK WIENKE, Chair - ABSENT
CHRISTOPHER MANSON-HING, Vice-Chair - ABSENT
CLAY AURELL - ABSENT
JIM BLAKELEY - ABSENT
GARY MOSEL - ABSENT
DAWN SHERRY - PRESENT
PAUL ZINK - ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary - ABSENT

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 Michelle Bedard,

at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday or by email at mbedard@santabarbaraca.gov. 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: That on Wednesday, October 22, 2008 at 4:00 p.m., 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.

REFERRED BY FULL BOARD

A. 130 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00450
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal for 150 linear feet of facade alterations at La Cumbre Plaza, Building F, Suites F120 and F127. The proposal will not alter the existing tenant spaces.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

Referred to Full Board.

REFERRED BY FULL BOARD

B. 130 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00451
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal to remodel 273 linear feet of facade alterations at La Cumbre Plaza, Building D, Suites D100, D102, and D115. The proposal will not alter the existing tenant spaces.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

Preliminary Approval as submitted and continued one week to Consent Review Calendar.

REFERRED BY FULL BOARD**C. 930 MIRAMONTE DR****A-1 Zone**

Assessor's Parcel Number: 035-023-003
Application Number: MST2004-00743
Owner: Visiting Nurse & Hospice Care of Santa Barbara
Architect: Phillips Metsch Sweeney Moore
Landscape Architect: Bob Cunningham
Agent: Trish Allen

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on 11/15/2007, Resolution No. 046-07).

(Final Approval of Phase three is requested.)

Continued one week to Consent with the following comments: 1) Clarify on the site plan the exterior finish of the Phase 3 wall. 2) Provide a cut sheet for the monument sign light. 3) Provide a cut sheet for driveway lighting.

CONTINUED ITEM**D. 630 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 017-030-010
Application Number: MST2008-00464
Owner: Southern California Gas Company
Applicant: Jamil Hershawe

(Proposal for installation of a Healy Phase II Enhanced Vapor Recovery System, including the clean air separator tank and protective bollards on an existing commercial property.)

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

Continued one week. Applicant to provide site photos at next week's meeting.

NEW ITEM**E. 130 W ALAMAR HOA****R-4/SD-2 Zone**

Assessor's Parcel Number: 051-430-020
Application Number: MST2008-00477
Owner: Meche Family Trust
Owner: Villa Alamar HOA

(Proposal to replace the existing wood siding with stucco to three existing carports to match the existing residential units. The proposal also includes removing the non-bearing post within the carports for improved accessibility. The site is currently developed with 20 residential condominiums on a 1.23 acre parcel. No alterations are proposed to the existing residential units.)

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

Final Approval with the condition for staff to verify that the non-bearing posts and portion of wall above posts were not part of the original approved design.

REFERRED BY FULL BOARD

F. 510 W PUEBLO ST

C-O Zone

Assessor's Parcel Number: 025-090-020
Application Number: MST2007-00302
Architect: Lenvik & Minor
Owner: Byers Family Trust 2002
Applicant: Jack Byers

(Proposal to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Project requires compliance with Staff Hearing Officer Resolution No. 079-07.)

(The original project received approval on 10/22/2007. Continuation of a Review After Final referred by the Full Board on 10/20/2008. The Review After Final changes proposed include an "as-built" accessible lift and "as-built" removal of a tree in the front yard. Action may be taken if sufficient information is provided.)

Public comment by Mr. John Denver - expressed concerns with the widths of the planters at the handicap parking space.

Approval as submitted of the Review After Final with the comment that the landscape plan presented matches the previously approved plans, and an increase in planter size would not provide an increased privacy to the neighbor as the proposed Star Jasmine will completely cover the chain link fence.

Items on Consent Calendar were reviewed by Dawn Sherry.