



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, April 06, 2009

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
JIM BLAKELEY
CHRISTOPHER GILLILAND
CAROL GROSS
GARY MOSEL (Consent Calendar Representative)
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
KATHLEEN GOO, 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 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, April 01, 2009 at 4:00 p.m., this 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.

**** THE FOLLOWING ITEM WAS CONTINUED FROM MARCH 30, 2009. ****

REVIEW AFTER FINAL

A. 500 FOWLER RD

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architect: Fred Sweeney
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. Project received Planning Commission Approval on 9/20/2007 (Resolution No. 037-07). The project received Final Approval by the ABR on 5/19/08.)

(Review After Final to replace the airport light fixtures with a pole mounted roadway luminaire fixture.)

REVIEW AFTER FINAL

B. 1502 SAN ANDRES ST

C-P Zone

Assessor's Parcel Number: 043-251-017
Application Number: MST2008-00511
Owner: Moralez Property Enterprises, Inc.
Applicant: Joaquin Ornelas

(Proposal to remodel existing market / service station including a new Title 24 accessible bathroom and remodeling of the existing retail area (570 square feet). The existing two overhead doors are to be removed and framed in with a plaster finish. All existing windows are to be replaced with storefront windows.)

(Review After Final for revised trash enclosure location to accommodate the EVR phase II canister approved under MST2009-00124.)

REVIEW AFTER FINAL**C. 2222 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: MSB Properties, Inc.
Architect: Patrick Marr

(Proposal for a 74 square foot addition to the existing 1,452 square foot commercial structure. Proposal includes new handrail and guardrails at the front porch, extending the rear entry accessible ramp, addition of accessible path of travel from public way, demolition of the existing fire place, restriping the parking lot with the accessible loading aisle, and landscaping alterations to conform to the 100% waterwise compliance requirements. There are seven existing on-site parking spaces to remain.)

(Review After Final for the addition of a gable end vent on the rear elevation, relocation of one bike rack, removal of an existing telecom cabinet, and new condensing unit, add two new lights, and the relocation of an electrical meter.)

REFERRED BY FULL BOARD**D. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-019
Application Number: MST2007-00629
Owner: Werner Revocable Inter Vivos Trust
Architect: Rick Starnes

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental unit B into a manager's office, storage area, laundry area, and common area and relocating unit B as a second floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval for a Modification into the required front yard setback and a Coastal Development Permit (Resolution No. 076-08).)

(Preliminary Approval granted 12/1/08. Final Approval is requested.)

NEW ITEM**E. 100 ADAMS RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2009-00146
Owner: City of Santa Barbara
Contractor: Campbell Geo, Inc.

(Proposal for site remediation at the Goleta West Sanitary District Facility, on airport property, to extract and treat contaminated soil and ground water as required by the Santa Barbara County Fire Department. The proposal includes the installation of mechanical equipment to include two air compressors, a skid-mounted vacuum blower, two polyethylene fluid storage tanks, four activated carbon vessels, and associated conduit to be located at the rear of an existing cinder block masonry building. The proposal also includes a corrugated metal panel structure to shelter and protect the equipment. The project will require Planning Commission review for a Coastal Development Permit.)

(Comments only; Project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

NEW ITEM**F. 3957 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2009-00159
Business Name: Starbucks Coffee Company
Applicant: David Glassman

(Proposed minor alterations to the existing Starbucks at the Five Points shopping center. The alterations include replacing the existing wood frame door with a new aluminum door similar to the adjacent stores, painting the exterior columns and store front white to match adjacent stores and repainting the existing exterior yellow walls to a silvermist, rearrangement and addition of existing exterior furniture with the addition of an ADA accessible patio table and coffee tables, alterations to the outdoor lighting to include removing track lights, adjusting and relocating track heads, the addition of decorative concrete chair rails, and a concrete cap on the existing wall at the front entrance.)

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

REFERRED BY FULL BOARD**G. 221 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-041-004
Application Number: MST2008-00538
Owner: Archdiocese of Los Angeles
Architect: Garcia Architects
Applicant: Our Lady of Guadalupe

(Proposal for Phase 2 of project at Our Lady of Guadalupe Church to construct a 1,487 square foot single-story addition to be used as a side-chapel, and 96 square foot partial demolition to the existing 6,576 square foot church. The proposal will result in a net addition of 1,391 square feet. The 1,487 square foot side-chapel addition will provide 136 new seats for a total of 485 seats. The project also includes new parking, paving, and landscaping. 34 new parking spaces will be provided for a total of 98 parking spaces. Phase 1 of the project was approved under MST2006-00015 on August 20, 2007. The project requires Development Plan Approval by ABR for the allocation of 1,391 square feet of Measure E square footage.)

(Preliminary Approval granted 3/23/09. Final Approval is requested of Architecture and Landscaping.)

REFERRED BY FULL BOARD**H. 13 S SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-183-018
Application Number: MST2008-00474
Owner: City of Santa Barbara
Architect: Thomas Moore
Applicant: Housing Authority of Santa Barbara

(This is a revised project description: Proposal for site improvements to a 1.17 acre lot currently developed with 15 residential apartments. Site improvements include the removal of the existing covered carports and addition of a new masonry garden wall, replace wood curbs with concrete curbs, to add new lighting in parking area, a new 147 square foot trash enclosure, and the addition of three new canopy trees in the parking area. No alterations are proposed for the existing residential units. The proposal will include 31 uncovered parking spaces. 33 parking spaces are currently provided and 19 spaces are required.)

(Preliminary Approval granted 3/23/09. Final Approval is requested.)

REFERRED BY FULL BOARD**I. 100 W ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 037-052-0RW
Application Number: MST2005-00619
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Project Engineer
Architect: Conceptual Motion
Landscape Architect: Earthform Design

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Final Approval of Architecture granted 2/23/09. Final Approval of Landscaping is requested.)

NEW ITEM**J. 228 W ALAMAR AVE****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-213-010
Application Number: MST2009-00147
Owner: Julia M. Hoyt, Trustee

(Proposal to backfill an existing swimming pool to be replaced with proposed water-wise landscaping and irrigation at an existing 11 unit apartment complex on a 12,581 square foot lot in the R-3 Zone. The proposal will include the demolition of 420 square feet of concrete around the pool, removal of the existing fencing around the pool, removal of the pool house and adjacent equipment, and the dismantling of all associated pool equipment. The project involves 68 cubic yards of grading. No other changes are proposed to the existing apartments or the site.)

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