



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, June 29, 2009

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
(VACANT)
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 Thursday, June 25, 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.

FINAL REVIEW

A. 740 DOLORES DR

E-1 Zone

Assessor's Parcel Number: 035-033-013
Application Number: MST2008-00375
Owner: City of Santa Barbara
Architect: Thompson Naylor Architects
Applicant: Santa Barbara Amateur Radio Club, Inc

(This is a revised project description. Proposal to demolish two existing 50 square foot accessory structures and construct one new 200 square foot prefabricated equipment accessory structure. The proposal also includes replacing the roof of an existing 491 square foot concrete block building. The existing 220 square foot accessory structure will remain unaltered. The site is a 15 acre parcel located in the E-1 Zone and is occupied by the Vic Trace Reservoir and Santa Barbara Amateur Radio Club, Inc. The revised project requires Staff Hearing Officer review for a requested zoning modification to provide less than the minimum required distance between buildings.)

(Preliminary & Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 048-09.)

FINAL REVIEW

B. 1964 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-010-028
Application Number: MST2009-00073
Owner: St. Mary's Seminary
Agent: Adriana Douglas, Representative for Owner
Architect: Tom Moore
Contractor: Scott Miller

(Proposal to construct a new 186 square foot enclosure at St. Mary's Seminary. The enclosure will house the existing pump system, which was originally screened by a CMU wall and damaged in the Tea Fire. The proposal includes new pumps, controls, and an emergency electrical generator. The project requires Staff Hearing Officer review for an encroachment into the required 70 foot front setback.)

(Preliminary & Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 038-09.)

REFERRED BY FULL BOARD**C. 418 N MILPAS ST****C-2/R-2 Zone**

Assessor's Parcel Number: 031-311-033
Application Number: MST2009-00271
Owner: Riviera Vista I, LLC
Applicant: DesignArc
Agent: Trish Allen, SEPPS, Inc.

(Proposal to permit an "as-built" 790 square foot commercial addition and a change of use from a nursery to three new tenant lease spaces, to include an office, an auto sales, and retail sales. Additional site improvements include 3 new parking spaces for a total of 14 required parking spaces, a new parking planter, new landscaping in the existing planters, and the addition of a 5 foot landscape buffer along the east property line adjacent to the R-2 property. The proposal will abate violations from enforcement cases: ENF2007-01134 and ENF2009-00170.)

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

CONTINUED ITEM**D. 29 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-123-014
Application Number: MST2009-00259
Owner: McDonald's Corporation
Architect: George Sladek

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and all existing landscaping is to remain. Any proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

NEW ITEM**E. 401 W DE LA GUERRA ST****R-4 Zone**

Assessor's Parcel Number: 037-071-007
Application Number: MST2009-00169
Owner: Karschner, David

(Proposal for a one lot subdivision for the purpose of converting a two-story, 2,437 square foot duplex into residential condominiums (401 W. De la Guerra Street and 781 Castillo Street). The project is currently under construction and received Final Approval on 1/22/2007 under MST2004-00537. Parking is provided in two two-car garages. No exterior changes are proposed to the existing site plan or structures. The project requires Condominium Conversion Findings made by ABR and Staff Hearing Officer review for a Tentative Subdivision Map.)

(Project requires Condominium Conversion Findings made by ABR. The project will be reviewed by the Staff Hearing Officer for a Tentative Subdivision Map.)

NEW ITEM**F. 15 OCEAN VIEW AVE****R-2 Zone**

Assessor's Parcel Number: 015-291-003
Application Number: MST2009-00296
Owner: Westmont College
Architect: East Beach Ventures

(Proposal to demolish the existing second floor wood deck and metal railing and construct a new wood deck with support columns and new guardrails and handrails at an existing two-story, 12-unit, apartment complex. The existing stairs will remain.)

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

NEW ITEM**G. 1031 PLACIDO AVE****R-3 Zone**

Assessor's Parcel Number: 039-262-035
Application Number: MST2009-00297
Owner: Castillo Homes, Inc.
Architect: Andrew Roteman

(Proposal to repaint the exterior of an existing senior apartment complex comprising six two-story buildings with 32 units.)

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