



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, July 27, 2009

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
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, July 23, 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.

REVIEW AFTER FINAL

A. 718 E MASON ST

M-1 Zone

Assessor's Parcel Number: 017-121-005
Application Number: MST2007-00056
Owner: Avalos Dora Ontiveros
Architect: Rex Ruskauff
Owner: Jaime Melgoza

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces will be provided in a parking lot at the rear of the lot. Parking is in compliance for 1 space per 500 square feet of total square footage. The project requires Development Plan Approval Findings by the Architectural Board of Review for commercial construction between 1,000 to 3,000 square feet. The project received Final Approval on 10/22/07.)

(Review After Final to revise the roll up doors from one 12' by 22' door to a 12' by 11' door on the first floor and a 12' by 8' door at the second floor.)

REFERRED BY FULL BOARD

B. 226 W DE LA GUERRA ST

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-015
Application Number: MST2009-00248
Owner: Stephen Harrel and Celeste Exempti
Architect: Stephen Harrel

(Proposal for a 754 square foot two-story addition and remodel to an existing 1,066 square foot, one-story, single-family residence, resulting in a two-unit, 1,820 square foot, two-story, residential duplex on a 6,250 square foot lot. Unit A is a proposed two-story, two-bedroom, 900 square foot residential unit. Unit B is a proposed two-story, two-bedroom, 920 square foot residential unit. Four covered parking spaces will be provided by an existing legal non-conforming detached, 984 square foot, four-car garage. The proposal includes alterations to the existing garage structure to include a new roof, new garage doors, and new exterior paint to match the proposed duplex.)

(Preliminary Approval granted 6/29/09. Final Approval is requested.)

CONTINUED ITEM**C. 115 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-111-012

Application Number: MST2007-00639

Owner: Anne Maxwell

Agent: Souter Land Use Consulting

(Proposal to convert three existing residential units to condominiums. The site is currently developed with a one-story, two-bedroom 1,113 square foot unit, and a two-story, two-bedroom duplex at 1,493 and 1,468 square feet on a 12,500 square foot lot in the R-2 zone. No exterior alterations are proposed for the existing residential units. There are currently two two-car garages on site. The proposal includes some site alterations to include landscaping alterations and the addition of two new uncovered parking spaces, for a total of six on-site parking spaces. A Design Review waiver is requested to not fence the private outdoor living space in the front yard for Unit 1. The project requires Staff Hearing Officer review for Condominium Conversion and a Tentative Subdivision Map.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer Review for Condominium Conversion and a Tentative Subdivision Map.)