



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, May 11, 2009

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
JIM BLAKELEY
CAROL GROSS
GARY MOSEL - PRESENT
PAUL ZINK
CHRISTOPHER GILLILAND
KEITH RIVERA

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
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, May 7, 2009 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.

REVIEW AFTER FINAL

A. 718 E MASON ST

M-1 Zone

Assessor's Parcel Number: 017-121-005
Application Number: MST2007-00056
Owner: Dora Ontiveros Avalos
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 change the wood grill to stacked and mortared terra cotta roof tiles.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

REVIEW AFTER FINAL**B. 516 & 518 W LOS OLIVOS ST****R-3 Zone**

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Owner: Bruce Burke
Architect: Edwards Pitman

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Review After Final to revise windows on the south and west elevations; change windows to single hung windows; addition of a high window on the south elevation of Unit 1; revised entry porch on Unit 1 and 2; revised rear porch on Unit 1; and change the exterior siding.

A letter in opposition from Paula Westbury was acknowledged.

Continued one week for additional information to be provided on window details and specifications.

NEW ITEM**C. 1001 CLIFF DR****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-072-002
Application Number: MST2009-00215
Owner: Peter Levay
Applicant: Mark Morando

(Proposal to permit "as-built" alterations to an existing two-story residential duplex and to abate violations listed in ENF2008-01006. The proposal includes permitting the "as-built" 6 foot tall wood fences in the front yard and along the west property line; the removal of the "as-built" metal gate along the Cliff Drive elevation; removal of the railing and stairs to the roof deck; removal of the railing on the second-floor patio roof; removal of the stairs and door to the rear deck located in the rear setback; relocate railing to the original covered porch location; and remove and rebuild the front stairs to building code. The proposal also includes permitting "as-built" interior alterations.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval with conditions:

1. Update plans, site plans to show new wood fence location.
2. Update plans to provide vine pockets along new fence.
3. Remove existing light fixture at rear.

NEW ITEM**D. 221 W VICTORIA ST****R-4 Zone**

Assessor's Parcel Number: 039-171-003
Application Number: MST2009-00225
Owner: Housing Authority/City of Santa Barbara
Architect: Vadim Hsu

(Proposal for exterior alterations to an existing 24-unit apartment complex to include the replacement of existing doors and windows, resurface the existing balconies and stairs and repaint the existing apartment building.)

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

Postponed one week due to applicant's absence.

NEW ITEM**E. 201 S MILPAS ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 017-251-020
Application Number: MST2009-00222
Business Name: East Beach Wine Company, Inc.
Owner: Roland Fitzgerald

(Proposal to permit "as-built" window murals on the south, west, and east elevations at the East Beach Wine Company. The proposal was referred to the Architectural Board of Review by the Sign Committee.)

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

A letter in opposition from Paula Westbury was acknowledged.

Referred one week to the Full Board.

Items on Consent Calendar were reviewed by **Gary Mosel**.