



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, August 17, 2009

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL – PRESENT
CAROL GROSS – PRESENT
GARY MOSEL
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, August 13, 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. 633 DE LA VINA ST

R-3 Zone

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot in the R-3 Zone. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42 inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Review After Final to change plaster arcade at interior walk to wood posts and beams.)

Approved as noted of Review After Final of Architecture; Landscaping continued one week.

- 1) Remove the arch on the south west elevation.
- 2) Take the proposed arch to the grade for access under the stairs.
- 3) Landscaping to be revised per architectural changes at the arcade; a) Increase the size of the planters along the south stairwell; b) Add an accent shrub in the corner planter.

FINAL REVIEW**B. 631 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-160-005
Application Number: MST2008-00577
Owner: Carl and Constance Lindberg
Applicant: Sefton Graham

(The project consists of a change of use of an existing 1,091 square foot one-story, single-family residence into a mixed-use building comprised of 629 commercial square feet, with the remaining 462 square feet to remain a residential unit. No exterior alterations are proposed to the existing building. The proposal involves various site improvements including new driveway paving materials, four uncovered parking spaces, including one accessible parking space, and additional site landscaping. The project was approved by the Staff Hearing Officer on 7/29/09 for a Medical Cannabis Dispensary Permit and requires compliance with Staff Hearing Officer Resolution No. 065-09. Approval has been appealed to the Planning Commission.)

(Project requires compliance with Staff Hearing Officer Resolution No. 065-09. Comments only, pending appeal.)

Continued indefinitely. Positive comments and ready for Final Approval with the following comments:

- 1) The Landscape plan is acceptable as the front yard parking is screened from the street.
- 2) The project added a street tree.
- 3) The concrete driveway is broken up with landscape ribbons.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Carol Gross**.