



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Actions on the Consent Calendar agenda are reported to the Full Board at the 3:00 p.m. meeting on the same day. The Full Board has the discretion to ratify or not ratify the Consent actions.

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.

**630 Garden Street**

**1:00 P.M.**

**Monday, August 20, 2007**

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](http://www.SantaBarbaraCa.gov/abr).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

#### **FINAL REVIEW**

**A. 516 & 518 W LOS OLIVOS ST**

R-3 Zone

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

(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.)

**(Final Approval is requested.)**

Final Approval with conditions: 1) change the skylight to a flat panel skylight – not bubble skylight; 2) submit a cut sheet of low profile flat skylight to Staff.

**FINAL REVIEW****B. 307 SHORELINE DR**

HC/P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-018  
Application Number: MST2004-00084  
Owner: City of Santa Barbara  
Applicant: Lisa Nelson  
Designer: Cash and Associates

(The proposal is to reconfigure the existing lease area at the end of "Marina 4, B Finger" to accommodate more vessels and arrange them perpendicular to the dock. Currently, one vessel may be accommodated in a parallel manner. The project involves the removal of rotted in-water piles to be replaced with new piles. A pile driver is required for in-water activity. The proposal does not appear to involve alteration, change, or replacement of any historically designated or significant structure.)

**(Applicant is requesting Final Approval.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-05.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****C. 403 ALAMEDA PADRE SERRA**

R-2 Zone

Assessor's Parcel Number: 031-391-015  
Application Number: MST2004-00353  
Owner: TNS Group, LLC by Thomas Condon  
Applicant: Thomas Meaney  
Architect: Thomas Meaney

(The proposal is to demolish an existing single-family residence and a detached two-car garage and to construct two new condominiums totaling 3,530 square feet and two attached two-car garages totaling 800 square feet. Modifications are requested for encroachment into the required front, interior and open yard.)

**(Review After Final for changes to windows and doors on the North, East, and West elevations.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****D. 1048 LAS ALTURAS RD**

A-1 Zone

Assessor's Parcel Number: 019-130-010  
Application Number: MST2007-00262  
Owner: Roger P. Craton  
Architect: Duffy Smith

(Proposal for a 52 square foot addition, conversion of 173 square feet of deck to habitable space, convert portion of existing garage to be an entry and laundry, remodel existing kitchen and breakfast area, and replace kitchen, breakfast, and dining windows.)

**(Review After Final for addition of two new skylights.)**

Final Approval with conditions: 1) install a flat panel skylight; 2) knee bracing supporting the east cantilever is approved in lieu of the previously approved 6 x 6 post.

**REFERRED BY FULL BOARD****E. 420 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-007  
Application Number: MST2004-00007  
Owner: Stephen F. Leroy Trust  
Designer: Laura Hanson

(This is a revised project. The proposal is to convert an existing 3,196 square foot, three-unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.)

**(Project received Preliminary Approval on June 11, 2007. Final Approval is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 033-06.)**

Final Approval with conditions as noted on the plans: 1) window and door header trim to be the same width as the jam trim; 2) confirm wattage of exterior lights with light ordinance; 3) specify the Elk Prestige roofing shingles on the finished scheduled elevations.

**REFERRED BY FULL BOARD****F. 221 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 017-041-004  
Application Number: MST2006-00015  
Owner: Archdiocese of Los Angeles  
Designer: Joseph Amestoy  
Agent: Gil Garcia  
Applicant: Our Lady of Guadalupe Church

(Proposal to construct a 2,423 square foot addition to an existing 4,152 square foot church and to permit the "as-built" 1,058 square foot fiesta booth and "as-built" 510 square foot storage building. The proposal includes the demolition of 765 square feet of a classroom/meeting building, 38 square feet of the church, 189 square feet of an "as-built" storage building and the conversion of a 1,449 square foot pavilion to a new carport and demolition a 328 square foot stage structure. The existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 2,999.97 square feet, and therefore requires Development Plan Approval.)

**(Project received Preliminary Approval and Development Plan Approval Findings on September 15, 2006.)**

Final Approval as submitted.

**FINAL REVIEW****G. 3825 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00290  
Owner: Patricia S. Nettleship Trustee  
Applicant: Conceptual Motion Company

(Proposal to construct two monument towers at La Cumbre Plaza. Located at buildings E and F, the towers will serve as wayfinding design elements marking major entries into the interior plaza. The tower interiors are open circulation spaces at the ground floor level with faux second floors.)

**(Project received Preliminary Approval on August 13, 2007. Final Approval is requested.)**

Final Approval as submitted.

**CONTINUED ITEM****H. 725 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-121-023  
Application Number: MST2007-00364  
Owner: Albert Fox  
Applicant: Y. S. Kim

(Remodel existing 2,067 square foot commercial building to include three new 10' x 10' garage doors and modification of existing bathroom to meet ADA requirements.)

**(Second Consent Review.)****(Action may be taken if sufficient information is provided.)**

Preliminary Approval with the following comments: 1) provide specification for proposed garage doors and elevations to reflect the correct door; 2) return with Bull-nosed door jam detail and any other proposed detailing; 3) study proposed "Buff" colors and compatibility with adjacent structures.

**NEW ITEM****I. 2517 MODOC RD**

E-1 Zone

Assessor's Parcel Number: 049-170-014  
 Application Number: MST2007-00407  
 Owner: Gregg Richard Service

(Proposal to obtain permits for an as-built alteration to apartment 5A, the conversion of the crawl space into a storage space and workshop, and an as-built water heater enclosure (ENF2007-00577). The proposal also includes the installation of a new solar thermal system.)

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

Final Approval with conditions: 1) reduce the angle of the panels to 5 degrees and reconfigure panels away from face of structure if efficiency of system is not effected more than 20 percent, per City Solar Guidelines; 2) additional louvers at the top portion of the water heater doors are approvable if required; 3) replace as-built wood TDL sliding door with aluminum sliding door to match existing window style; 4) show trees on west elevations.

**REVIEW AFTER FINAL****J. 518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028  
 Application Number: MST1999-00916  
 Owner: Planned Parenthood  
 Architect: Peter Ehlen  
 Applicant: Joe Steller

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN 031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial, and the second-story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

**(Review After Final for two new six-foot security fence and gates on both the Garden and Haley Street entries.)**

Public comment: Paula Westbury: opposed.

Continued one week. Provide greater detailed description for proposed fences; study trellis compatibility.