



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 next regular Full Board meeting. 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, October 01, 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.

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.

REFERRED BY FULL BOARD

A. 1575 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schecter
Engineer: Penfield and Smith Engineers
Agent: Jessica Kinnahan
Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard, and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(Project received Final Approval on June 11, 2007 with conditions to return to consent for approval of minor changes.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 055-06.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 1927 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-025
Application Number: MST2007-00209
Owner: Mike Monteabaro
Applicant: Loren Solin

(Proposal to demolish an existing unpermitted 264 gross square foot family room and part of an existing permitted storage room and the construction of a new 169 net square foot work room. Also included in the project is to reroof the existing garage to accommodate the work involved, construction of a new 45 foot long, 6'-0" high masonry/stucco wall at the northern property line, and upgrading electrical meter with underground service from an existing power pole. This project will abate ENF2006-00659.)

(Review After Final for changes to exterior siding.)

Final Approval of the Review After Final.

REVIEW AFTER FINAL**C. 1729 CALLE BOCA DEL CANON R-1 Zone**

Assessor's Parcel Number: 041-052-065
Application Number: MST97-00351
Agent: Syndi Souter
Applicant: Thomas Felkay
Architect: Dennis Thompson

(Renewal of previous approval for a 2,510 square foot three-story residential unit on a 5,842 square foot lot with an existing 632 square foot residential unit to be converted to a two-car garage. The project includes less than 50 cubic yards of grading and is located within the Hillside Design District.)

(Review After Final for as-built minor exterior changes to windows, master bath, relocation of utility room wall, and garage finishes.)

Postponed at the applicant's request.

REFERRED BY FULL BOARD**D. 49 VIA ALICIA E-1 Zone**

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Owner: Paul and Karen Kurth
Architect: Neumann, Mendro, Andrulaitis, Arch.
Agent: Isaac Romero

(Proposal to demolish a 3,410 square foot residential unit and construct a new 5,358 square foot one-story residential unit with an attached 934 square foot garage and laundry/storage room on a 1.1 acre lot located in the Hillside Design District. The proposal includes 570 cubic yards of grading under the main building, and 2,650 cubic yards elsewhere on site. Project received Staff Hearing officer approval on August 15, 2007 for a lot line adjustment. Access to this lot will be through 51 Via Alicia.)

(Project received Preliminary Approval on 8/27/2007. Final Approval is requested for the grading and drainage plans.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04 AND STAFF HEARING OFFICER RESOLUTION NO. 068-07.)

Final Approval as submitted for the grading and drainage only. Landscaping to return to consent to address the following comments: The perimeter fence and gates 5'-8' ht. black chain link is proposed with entry gate details to be determined. Fencing should be 6 foot height maximum. Provide entry gate details (these may be part of the architectural package). Provide additional plantings and consider locating fence to minimize the visual impact.

REFERRED BY FULL BOARD

E. 1568 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-085
 Application Number: MST99-00513
 Agent: Bob Goda
 Contractor: Russell Banko Design and Construction
 Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence and an attached 557 square foot garage on a vacant 14,296 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

Project received Preliminary Approval on June 4, 2007. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

Continued one week to the Consent Calendar.

NEW ITEM

F. 3815 STATE ST G-133

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00463
 Owner: Macerich Company
 Applicant: Conceptual Motion Co.

(Proposal for a facade remodel for the existing storefronts of Trade Secret, Gymboree, and Jay's Luggage, in La Cumbre Plaza (units G133, G134, G135).)

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

Final Approval as submitted.

NEW ITEM**G. 1811 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-072-006

Application Number: MST2007-00477

Owner: Charles Gail

Architect: Joseph Moticha

(Proposal to demolish the existing back decks and stairways and replace with new decks and a circular stairway. The proposal also includes replacing the existing garbage enclosures, resurfacing the back wall of the building where the stairways and decks are being removed, and the replacement of four rear single doors with four new double French doors.)

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

Continued indefinitely to the Consent Calendar.

Consent Calendar items were reviewed by Christopher Manson-Hing, with the exception of Item D, reviewed by Randy Mudge.

Meeting adjourned at 2:50 p.m.