



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

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, January 29, 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

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.

REVIEW AFTER FINAL

A. 2540 CLIFF DR (LOT 2)

E-3 Zone

Assessor's Parcel Number: 041-230-002
Application Number: MST2004-00569
Applicant: Patrick Pouler
Owner: Dan Clause

(Proposal to construct a two-story 2,597 square foot single-family residence with an attached 425 square foot garage and a 400 square foot attached secondary dwelling unit on a newly created 8,433 square foot lot. Access is through an easement across an adjacent parcel on Cliff Drive.)

(Review After Final for revised site walls, change wall material to Allan block and to change driveway material from asphalt to chip seal gravel.)

REFERRED BY FULL BOARD**B. 614 N VOLUNTARIO ST**

R-2 Zone

Assessor's Parcel Number: 031-190-034
Application Number: MST2006-00475
Owner: Rosa Jaramillo
Architect: Jose Esparza

(Proposal for a two-story addition to an existing 963 square foot one-story single-family residence on a 5,850 square foot lot. The proposal includes a 172 square foot addition to the first-floor, a new 428 square foot second-story, and a 475 square foot two-car garage.)

(Final Approval is requested.)

REFERRED BY FULL BOARD**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: Tom Meaney

(Proposal 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 totalling 800 square feet. Modification are requested for encroachment into the required front, interior and open-yard.)

(Final Approval of the Architecture and Landscape Plans is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 015-05.)

FINAL REVIEW**D. 6 ST ANN DR**

E-1 Zone

Assessor's Parcel Number: 041-175-009
Application Number: MST2006-00053
Owner: Stephen and Laura Wheeler

(Proposal to expand existing decks from 5' in depth to 10', both upper and lower decks. Upper deck to include a quarter arch in center cantilevered out approximately 2 1/2'. Adjacent deck to be conformed with new decks by changing out balusters. As-Built fence and lower level storage room.)

(Modification approved on December 20, 2006.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REFERRED BY FULL BOARD**E. 1101 ROBLE LN** E-1 Zone

Assessor's Parcel Number: 019-242-005
Application Number: MST2006-00713
Owner: Georgianna Pulos
Designer: Jason Grant

(Proposal to demolish an existing 458 square foot two-car carport and construct a new 436 square foot two-car garage with a 478 square foot second-story accessory space above. The existing 5,167 square foot one-story single-family residence is located on a 10,865 square foot lot in the Hillside Design District.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONTINUED ITEM**F. 310 S VOLUNTARIO ST** R-3 Zone

Assessor's Parcel Number: 017-281-004
Application Number: MST2006-00734
Owner: Juan and Maria Esparza
Designer: Eduardo Esparza

(Proposal to permit as-built stairway, guardrails, and partial balcony at a multifamily residential complex on an 11,250 square foot parcel.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

REFERRED BY FULL BOARD**G. 25 RUBIO RD** E-1 Zone

Assessor's Parcel Number: 029-341-013
Application Number: MST2006-00477
Owner: Melissa Riparetti, Trust 7/18/2003
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main story and a new 914 square foot upper story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front-yard setback.)

(Modification approved on December 6, 2006. Preliminary Approval is requested.)

NEW ITEM**H. 927 MEDIO RD**

E-1 Zone

Assessor's Parcel Number: 029-261-010
Application Number: MST2006-00760
Owner: Margarat Casey, Trust
Applicant: Thomas Ochsner

(Proposal for a new concrete pad and wood deck for an above-ground prefabricated pool located on a hillside to the rear of the property. The project, located on a 10,500 square foot parcel in the Hillside Design District, includes new retaining walls, a new planter, and 185 cubic yards total of cut and fill grading. A modification is requested for the project to encroach into the required open-yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

NEW ITEM**I. 529 W PUEBLO ST**

R-3 Zone

Assessor's Parcel Number: 025-440-010
Application Number: MST2004-00804
Owner: Pueblo Mark IX Homeowners Association
Designer: Dexign Systems
Contractor: Escalera Pest Control
Applicant: Sandra Foehl

(Proposal to repair and or replace nine existing balconies on the two multi-family buildings at 527 and 529 W Pueblo Street with dry rot and termite damage. the proposal includes additional braces under the replacement balconies.)

(Request to re-instate the previously expired approval.)

REVIEW AFTER FINAL**J. 1303 FERRELO RD - LOT 28**

E-1 Zone

Assessor's Parcel Number: 029-271-028
Application Number: MST2005-00082
Owner: Kevin Goodwin
Designer: Goodwin Design

(This is a revised design: Proposal to construct a 3,493 square foot, two-story residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site.)

(Final Approval of the Landscape Plan is requested.)

REVIEW AFTER FINAL**K. 1301 LAS ALTURAS**

A-1 Zone

Assessor's Parcel Number: 019-113-043
Application Number: MST2006-00112
Owner: Laramie Greene, Qualified Trust 12/3
Applicant: Lloyd Malear
Designer: Marc Shields

(Proposal to construct a new two-story, 4,663 square foot single-family residence with attached 504 square foot two-car garage, a detached 499 square foot accessory building, and a detached 246 square foot single-car garage. The project includes a new pool, spa, site walls, landscaping, and new driveway with entry gate. The existing 3,088 square foot single-family residence and attached two-car garage will be demolished and the existing looped driveway will be removed. The project is on a 2.26 acre lot in the Hillside Design District and includes 695 cubic yards of grading.)

(Final Approval of the Landscape Plan is requested.)

FINAL REVIEW**L. CITYWIDE - U.S. HIGHWAY 101**

Assessor's Parcel Number: 099-MSC-PW
Application Number: MST2004-00701
Owner: City/State
Applicant: Michael Sandecki, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

(Preliminary and Final Approvals are requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04.)