



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, May 7, 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.

REVIEW AFTER FINAL

A. 915 CAMINO VIEJO RD

A-2 Zone

Assessor's Parcel Number: 015-070-029
Application Number: MST2006-00685
Owner: Cecile P. Lyons
Applicant: Robert Pester

(Proposal for a 426 square foot master bedroom and kitchen addition to the rear of an existing 1,821 square foot one-story single-family residence with a 415 square foot attached garage on a 15,769 square foot lot in the Hillside Design District.)

(Review After Final for reduction of scope of work.)

REVIEW AFTER FINAL**B. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser & Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Review After Final for Fellowship Courtyard revised layout, rooftop equipment (mechanical well), exterior plaster control joints and balcony support bracket detail.)

REVIEW AFTER FINAL**C. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019
Application Number: MST2005-00192
Owner: John and Carol L. Nagy
Applicant: Del Mar Development
Architect: B3 Architects
Agent: Post/Hazeltine Associates

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

(Review After Final for six inch higher building and window changes.)

REVIEW AFTER FINAL**E. 155 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-121-010
Application Number: MST2005-00583
Owner: Brian Milburn
Architect: Gregory Rech, Architects West

(This is a revised project: Proposal to add 597 square feet to an existing 2,519 square foot single-family residence on a 40,489 square foot lot in the Hillside Design District. Also proposed is the demolition of an existing 254 square foot workshop and a new 370 square foot workshop and a new 694 square foot attached garage.)

(Review After Final for kitchen window, water heater door, additional window.)

FINAL REVIEW**E. 10 RINCON VISTA RD**

E-1 Zone

Assessor's Parcel Number: 019-282-029
Application Number: MST2006-00715
Owner: Nancy Tetzlaff

(Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front-yard and an encroachment permit is requested for work in the public right-of-way.

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

FINAL REVIEW**F. 110 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-130-026
Application Number: MST2007-00010
Owner: Robert T. and Rebekah K. Mulder
Designer: David Heidelberger
Agent: A. L. Morgan

(New and "as-built" proposals to replace an existing wood walkway and patio deck for a single-family residence in the Hillside Design District. A modification is requested for work encroaching into the required front-yard.)

FINAL REVIEW**G. 949 VERONICA SPRINGS RD**

E-1 Zone

Assessor's Parcel Number: 049-040-022
Application Number: MST2007-00150
Owner: First Baptist Church of Santa Barbara
Applicant: Robert McCormick, Clearwire Wireless
Architect: PB Telecom

(Proposal for the installation of a broadband wireless telecommunications facility consisting of three antenna panels to be installed on the roof of an existing church building and screened by raising an existing architectural element. The proposal includes a 2 foot by 2 foot by 52 inch high radio cabinet located on the ground adjacent to the existing building.)

FINAL REVIEW**H. 12 FRANCISCO DR**

A-1 Zone

Assessor's Parcel Number: 055-141-015
Application Number: MST2006-00313
Owner: Norris Andrew D III and Sally Sheridan
Designer: Eric Knight

(Proposal for a one-story, 532 square foot addition to an existing 2,634 square foot one-story residence with attached 441 square foot two-car garage located on a 40,595 square foot lot in the Hillside Design District.)

REFERRED BY FULL BOARD**I. 740 DOLORES DR**

E-1 Zone

Assessor's Parcel Number: 035-033-013
Application Number: MST2006-00606
Owner: City of Santa Barbara
Applicant: Omnipoint
Agent: Karl Forrester

(Proposal for a T-mobile wireless telecommunication facility located at the Vic Trace Reservoir. The six-panel antenna array would be installed on an existing wireless carrier tower.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACTS.)

CONTINUED ITEM**J. 416 W ANAPAMU ST A** R-4 Zone

Assessor's Parcel Number: 039-161-016
Application Number: MST2007-00100
Owner: Housing Authority/City of Santa Barbara
Applicant: Hector Torres

(Proposal to replace windows on six existing four-plexes, for a total of 52 windows on 24 units. The new windows will use the existing window openings.)

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

CONTINUED ITEM**K. 1916 CHINO ST** R-2 Zone

Assessor's Parcel Number: 043-122-022
Application Number: MST2005-00566
Owner: Angelo Salvucci
Applicant: Susan McLaughlin
Architect: David Winitzky
Agent: Don Elconin

(Proposal for a condominium conversion of a one-story, 890 square foot, single-family residence and a two-story duplex with two 1,015 square foot units. The existing two-car carport will be demolished and a new two-car garage and an additional storage area will be constructed. The project will have three covered and three uncovered parking spaces, new pedestrian walkways, and additional hardscape for uncovered parking spaces.)

(Preliminary Approval is requested.)

**(PROJECT REQUIRES CONFORMANCE WITH STAFF HEARING OFFICER
RESOLUTION NO. 019-07.)**

NEW ITEM**L. 2125 FOOTHILL LN** A-1 Zone

Assessor's Parcel Number: 021-101-005
Application Number: MST2007-00201
Owner: Colleen Parent Beall
Applicant: Avanti Roofing

(Proposal to re-roof an existing single-family residence with clay "S" tile.)

NEW ITEM**M. 2330 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-132-016
Application Number: MST2007-00200
Owner: James and Patricia Cronshaw Trustees
Applicant: Avanti Roofing

(Proposal to re-roof an existing single-family residence with clay "S" tile.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

NEW ITEM**N. 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

(Proposal to demolish an existing unpermitted 264 gross square feet family room and part of an existing permitted storage room and the construction of a new 169 net square feet work room. Also included in the project is to re-roof 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.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REVIEW AFTER FINAL**O. 1650 MIRA MESA DR** E-1 Zone

Assessor's Parcel Number: 035-160-021
Application Number: MST2005-00429
Owner: Barbara Toumayan
Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second-floor deck by 186 square feet.)

(Review After Final for storage enclosure and minor exterior alterations to several elevations.)

NEW ITEM**P. 221 W MONTECITO ST**

C-2/R-4/SD-3 Zone

Assessor's Parcel Number: 033-032-003
Application Number: MST2007-00208
Owner: Rodney Edgar and Josephine Brown
Architect: Dawn Sherry

(Proposal to add storage room to east elevation.)

CONTINUED ITEM**Q. 601 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00190
Owner: FAEC Holdings 390026, LLC
Applicant: Karen Quinn

(Proposal for a new landscape plan to include removal of trees in the front setback.)

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