



# 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, June 25, 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.

#### **NEW ITEM**

**A. 3681 ROCKCREEK RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-390-035

Application Number: MST2007-00299

Owner: Paul R. Jaconette

Contractor: Peter Novak Building and Design

(Proposal to replace an existing 456 square foot attached two-car garage with a new 477 square foot attached two-car garage with 477 square feet of storage space above. The proposal includes exterior remodeling of the 1,384 square foot one-story residence and replacement and reconfiguration of the existing driveway. The project is located on an 8,502 square foot lot and has a resulting floor-to-lot-area ratio of 0.22.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**NEW ITEM****B. 1567 ORAMAS RD** E-1 Zone

Assessor's Parcel Number: 029-051-006  
Application Number: MST2007-00305  
Owner: Wong-Tai 2000 Trust 9/14/00  
Contractor: Village Pools

(Proposal to construct a new pool and spa on a lot with an existing single family residence located in the Hillside Design District.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**REVIEW AFTER FINAL****C. 1120 ARBOLADO RD** E-1 Zone

Assessor's Parcel Number: 019-220-010  
Application Number: MST2006-00276  
Owner: Sean Hecht  
Designer: AB Design Studio, Inc.  
Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front yard swimming pool, walkway, stairs, and patio area will be demolished. A modification is requested for encroachment of the cabana into the front yard setback.)

**(Review After Final for site retaining walls at east property line.)**

**FINAL REVIEW****D. 422 W PADRE ST** R-3 Zone

Assessor's Parcel Number: 025-221-018  
Application Number: MST2006-00496  
Owner: Steven K. Mountain Trustee

(Proposal for a 3,723 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint.)

**FINAL REVIEW****E. 121 E HALEY ST** P-R Zone

Assessor's Parcel Number: 031-201-004  
Application Number: MST2007-00271  
Owner: City of Santa Barbara  
Applicant: Billy Goodnick

(Proposal for new seating, a playground, paths, fence, landscaping and irrigation improvements to Plaza Vera Cruz.)

**CONTINUED ITEM****F. 560 ARROYO AVE**

E-1 Zone

Assessor's Parcel Number: 035-241-020  
Application Number: MST2003-00822  
Owner: Eric and Eve-Martee Andresen  
Architect: William La Voie

(Proposal for additions to an existing two-story 1,774 square foot single-family residence on an 8,500 square foot lot in the Hillside Design District. The additions consist of enclosure of the existing 380 square foot porch, a 278 square foot basement addition, 152 square feet of deck additions, and improvements to retaining walls and a new 210 square foot carport.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**FINAL REVIEW****G. 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.)

**CONTINUED ITEM****H. 2305 DE LA VINA ST**

C-O Zone

Assessor's Parcel Number: 025-112-011  
Application Number: MST2006-00717  
Owner: 2305 De La Vina Partners  
Applicant: Lenvik and Minor

(Proposal to demolish 445 square feet of an existing commercial building and construct 479 square feet for an increase of 34 square feet of net floor area. The single-story building is located on an 1,803 square foot parcel. A modification is requested for a parking encroachment into the interior yard setback.)

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

**CONTINUED ITEM****I. 15 E PEDREGOSA STREET**

R-3 Zone

Assessor's Parcel Number: 025-372-010  
Application Number: MST2006-00434  
Owner: Michael B. Szymanski

(Proposal for a 682 square foot addition to the second floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

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

**FINAL REVIEW****J. 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.)

**(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACT.)**

**NEW ITEM****K. 2914 SERENA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 051-202-014  
Application Number: MST2007-00277  
Owner: Russell R. and Julie A. Ghitterman  
Architect: Alex Pujo

(Proposal to add a 275 gross square foot patio pavilion and attached 162 square foot deck on an existing 1,562 square foot, two-story single-family residence on a 7,558 square foot lot.)

**NEW ITEM****L. 113 W MISSION ST** C-2 Zone

Assessor's Parcel Number: 025-363-005  
Application Number: MST2007-00275  
Owner: David C. Nordahl  
Business Name: Edward Jones  
Applicant: Dave Nordahl  
Applicant: Dave Tilsner

(Proposal for a canvas awning above the first floor of a two-story office building. Signage on the awning is proposed for review by the Sign Committee.)

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

**FINAL REVIEW****M. 4126 HIDDEN OAKS RD** PUD 0.4 Zone

Assessor's Parcel Number: 049-440-005  
Application Number: MST2006-00752  
Owner: David and Stevie Peters  
Architect: Paul Zink

(Proposal for garage conversion and additions to an existing 2,417 square foot two-story dwelling located on a 26,058 net square foot lot. The proposal would convert an existing attached 460 square foot two-car garage to habitable space and construct a new attached 460 square foot two-car garage, a 386 square foot first-floor addition, and a 100 square foot second-floor addition.)

**REVIEW AFTER FINAL****N. W MISSION ST** R-4 Zone

Assessor's Parcel Number: 043-010-0RW  
Application Number: MST2006-00041  
Owner: City of Santa Barbara  
Engineer: MNS Engineers, Inc.  
Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound Highway 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

**(Review After Final for revisions to landscaping.)**

**CONTINUED ITEM****O. 595 SYCAMORE VISTA RD**

A-1 Zone

Assessor's Parcel Number: 013-163-001

Application Number: MST2006-00540

Owner: Noel E. Greenwood

Engineer: Braun and Associates (Soils)

(Proposal to restore and repair a hillside slope after landslide. The project consists of 1,800 cubic yards of cut and 2,300 cubic yards of fill grading on the approximately 24,400 square foot parcel in the Hillside Design District. Planning Commission review is required due to grading in excess of 500 cubic yards.)

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