



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, July 02, 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. 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 addition of gates at two entrances.)

NEW ITEM**B. 1115 SENDA VERDE** E-3 Zone

Assessor's Parcel Number: 049-040-054
Application Number: MST2007-00321
Owner: American Baptist Homes of the West
Architect: Studio 1030 Architects

(Proposed 170 square foot one-story addition and 40 square foot remodel to an existing two-bedroom unit at Valle Verde Retirement Community.)

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

NEW ITEM**C. 1107 SENDA VERDE D** E-3 Zone

Assessor's Parcel Number: 049-040-054
Application Number: MST2007-00320
Owner: American Baptist Homes of the West
Architect: Studio 1030 Architects

(Proposal for an 85 square foot one-story residential addition and interior changes to an existing two-bedroom unit in Valle Verde Retirement Community.)

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

FINAL REVIEW**D. 2017 GARDEN ST** E-1 Zone

Assessor's Parcel Number: 025-323-007
Application Number: MST2006-00463
Owner: Richard and Maxwell Sanders
Applicant: Brett Ettinger
Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and additions to an existing 1,809 square foot single-story residence and attached 447 square foot attached two-car garage. The project will result in a 3,025 square foot two-story residence with attached 551 square foot two-car garage, a 458 square foot detached accessory structure, and a swimming pool and spa on the 15,684 square foot lot in the Mission Area Special Design District. Modifications are requested for additions to encroach into the interior-yard setbacks.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 039-07.)

CONTINUED ITEM**E. 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.)

NEW ITEM**F. 510 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-090-020
Application Number: MST2007-00302
Applicant: Michael Paveloff
Architect: Lenvik and Minor
Owner: Michael Paveloff

(Proposal to reinstate expired ABR approval to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Modifications are requested to 1) change the existing building's use and 2) encroach into the interior-yard setback.)

NEW ITEM**G. 410 S SALINAS ST**

C-P Zone

Assessor's Parcel Number: 017-341-010
Application Number: MST2007-00315
Owner: Gallina Family Trust 2/27/02
Applicant: Benton Signs
Business Name: Mi Fiesta Deli

(Proposal for an awning for the front of a commercial building, approximately 35' by 5'.)

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

NEW ITEM**H. 3853 CINCO AMIGOS**

R-2 Zone

Assessor's Parcel Number: 049-380-004

Application Number: MST2007-00316

Owner: Dunn Stephen

Applicant: Michelle McToldridge

(Proposal to enclose 70 square feet of existing second-story balcony to habitable space. This project is part of a fourplex unit in a condominium development.)

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