



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, November 05, 2007

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 their item is announced, the item will be moved to the end of the calendar agenda.

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. 221 N NOPAL ST

M-1 Zone

Assessor's Parcel Number: 017-041-004
Application Number: MST2006-00015
Owner: Archdiocese of Los Angeles
Designer: Joseph Amestoy
Agent: Gil Garcia
Applicant: Our Lady of Guadalupe Church

(Proposal to construct a 2,423 square foot addition to an existing 4,152 square foot church, and to permit the "as-built" 1,058 square foot fiesta booth and "as-built" 510 square foot storage building. The proposal includes the demolition of 765 square feet of a classroom/meeting building, 38 square feet of the church, 189 square feet of an "as-built" storage building, conversion of a 1,449 square foot pavilion to a new carport and demolition of a 328 square foot stage structure. Existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 2,999.97 square feet, and therefore requires Development Plan Approval.)

(Review After Final for a new ramp, 3 additional windows, and relocate an exterior door at the east elevation. Proposal also includes replacing ramp with elevator lift on the west elevation.)

REVIEW AFTER FINAL**B. 602 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Contractor: Campanelli and Associates
Architect: Christian Robert

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building, two new exterior doors, and sound control mitigation measures.)

(Review After Final for a proposed vent shaft on the exterior of the existing building.)

(Project requires compliance with Noise Study.)

REVIEW AFTER FINAL**C. 428 E HALEY ST****C-M/M-1 Zone**

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00677
Owner: Philip C. Petre, Trustee
Architect: Jose Esparza

(This is an enforcement case. Proposal to demolish existing 1,159 square foot storage building, demolish existing canopy, and to replace with a 1,578 square foot storage building. One uncovered parking space will be provided for the increase in storage space.)

(Review After Final to rebuild exterior stairs on Unit F.)

CONTINUED ITEM**D. 25 S CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-027
Application Number: MST2006-00341
Owner: D. M. Ortega Hill Partnership
Applicant: Vulcan Materials Company
Contractor: B. K. Nelson
Agent: Jerry Bohannon

(Proposal to downsize the existing ready mix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 012-07.)

CONTINUED ITEM**E. 418 E CANON PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 031-022-002
Application Number: MST2007-00505
Owner: Jack G. Duncan, Revocable Trust
Architect: Alex Pujo

(Proposal for an exterior façade renovation and the addition of a 46 square foot area to accommodate an enclosed chair lift for ADA compliance. The addition of a handicap accessible bathroom is also proposed. Six existing parking spaces will be maintained.)

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

REVIEW AFTER FINAL**F. 1906 CLIFF DR C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Incorporated
Architect: Cearnal, Andrulaitis LLP
Landscape Architect: Bob Cunningham

(Proposal for exterior renovations to the Mesa Shopping Center)

(Landscaping Review.)

REFERRED BY FULL BOARD**G. 25 DAVID LOVE PLACE**

Assessor's Parcel Number: 073-080-050
Application Number: MST2006-00656
Owner: City of Santa Barbara
Applicant: Leif Reynolds, Project Engineer
Architect: Lenvik and Minor
Landscape Architect: Bob Cunningham

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

(Landscaping Review.)

REVIEW AFTER FINAL**H. 308 PALM AVE****M-1 Zone**

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya and Erin Lozano
Applicant: HFP Architects
Architect: Joe Ewing

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. The proposal includes minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. Development Plan Approval is requested.)

(Review After Final for minor exterior changes and landscaping.)

REFERRED BY FULL BOARD**I. 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, Architects
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 8/27/07. Final Approval is requested for Landscaping Plans.)

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

REVIEW AFTER FINAL**J. 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

(Proposal to reinstate an 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.)

(Review After Final to review minor architecture and landscaping details.)

(PROJECT REQUIRES COMPLIANCE WITH THE STAFF HEARING OFFICER RESOLUTION NO. 079-07.)