



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, May 19, 2008

BOARD MEMBERS: MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair, (Consent Calendar Representative)
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
DAWN SHERRY, (Consent Calendar Representative)
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELE BEDARD, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

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.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

NOTICE:

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. If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: 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.

POSTING: That on May 15, 2008 at 1:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

REVIEW AFTER FINAL**A. 623 WENTWORTH AVE****R-3 Zone**

Assessor's Parcel Number: 037-102-008
Application Number: MST2007-00616
Owner: Baltazar S. Moreno, Living Trust
Owner: DLP Properties
Architect: Bryan Murphy

(This is a revised proposal to abate the violations in ENF2007-00551 case and to legalize an as-built 154 square foot second story addition above the garage of the rear unit. The site is currently developed with two residential units on a 6,205 square foot lot in the R-3 zone. The project recently received approvals for other violations in the ENF2007-00551 case which included an as-built addition of 16 square feet to the existing front unit and an as-built addition of 126 square feet to the second story of the rear unit. The proposal also included changing the roof to a pitched roof, the demolition of an as-built porch on the front unit and demolition of as-built exterior stairs.)

(Review After Final to permit as-built addition on the rear unit above the garage.)

REVIEW AFTER FINAL**B. 1905 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-007
Application Number: MST2002-00729
Owner: Debra & Darush Babai, Trustees
Architect: Vadim Hsu

(This is a revised project. Proposal to demolish the existing 1,232 square foot commercial gas station and construct a new 6,596 square foot, two-story mixed use, commercial and multi-family residential project consisting of two buildings. The ground floor would consist of 3,470 square feet of new commercial space. The second and third floors would consist of four two-bedroom, rental apartments totaling 3,126 square feet on a 17,471 square foot lot in the Hillside Design District. A total of 22 surface parking spaces are proposed.)

(Review After Final to replace a previously approved fountain with a new fountain.)

REFERRED BY FULL BOARD**C. 1030 CACIQUE ST R-3 Zone**

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

(Preliminary Approval granted on 7/16/07. Final Approval is requested.)

REVIEW AFTER FINAL**D. 626 DE LA VINA ST C-2 Zone**

Assessor's Parcel Number: 037-122-015
Application Number: MST2007-00169
Owner: John Eric Savage
Designer: YS Kim
Business Name: C.S. Catering

(As built proposal to convert 470 square feet of an existing single family residence to a commercial kitchen to be used for an off-site catering service, "C.S. Catering", as built brick paving and hedge for The front yard, and as built fence removal. To comply with commercial kitchen standards, also proposed is construction of a handicap ramp, uncovered handicap parking space and rear exterior fire exit spiral staircase for this mixed-use project. Also, a rear spiral staircase and a new walkway lined with a one-foot high landscape planter which will act as a parking barrier for the front yard are proposed.)

(Review After Final for the addition of a spiral stair case, changes to the handicap access ramp, landscaping, and as-built pavers in the driveway and front yard.)

NEW ITEM**E. 329 W CANON PERDIDO ST R-4 Zone**

Assessor's Parcel Number: 037-032-001
Application Number: MST2008-00140
Owner: Church of the Open Bible
Designer: Joaquin Ornelas

(Proposal to abate violations in ENF2008-00165 to include the removal of deteriorated wood stairs and landing and replace with concrete; and to permit an as-built garden wall and new retaining wall along the south side of the parcel.)

(Comments only; project requires environmental assessment.)

NEW ITEM**F. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017
Application Number: MST2008-00219
Owner: Cutter Properties Ltd.
Business Name: Santa Barbara Autogroup
Applicant: Lusardi Construction Co.

(Proposal for exterior alterations to the existing Porsche dealership to include the addition of gray aluminum panels over the existing plaster finish.)

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

REFERRED BY FULL BOARD**G. 500 FOWLER RD****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architect: Fred Sweeney
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires approval by the Planning Commission.)

(Preliminary Approval granted on 1/14/2008. Final Approval is requested of the architecture and landscaping plans.)