



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

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, August 06, 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. 606 CALLE GRANADA

E-3/SD-2 Zone

Assessor's Parcel Number: 053-083-012
Application Number: MST2006-00430
Owner: Matthew W. and Wendy M. Labrie
Architect: Wayne Labrie

(Proposal for additions to an existing one-story 1,419 single-family residence consisting of a 335 square foot first- floor addition, an 879 square foot second-story addition, a 515 square foot attached two-car garage. The proposal includes a 486 square foot enlargement of the existing cellar and 85 cubic yards of grading. The existing 575 square foot detached garage and laundry room would be demolished. The resulting project would be a 2,387 square foot, two-story residence with attached two-car garage on the 8,419 square foot lot. Modifications are requested for an eight foot high wall at the front property line and for a new entry porch within the front-yard setback.)

(Project Received ABR Final Approval 10/23/06. Review After Final for proposed revision in siding material.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**B. 1936 EL CAMINO DE LA LUZ**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-010
Application Number: MST2004-00727
Owner: Bruce A. Taylor
Applicant: Louis Robinson
Architect: James LeCron

(Proposal for a 976 square foot first-floor addition, a 667 square foot second-floor addition, and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, and the construction of an attached 474 square foot two-car garage. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot two-story single-family residence with a 474 square foot two-car garage on a 14,503 square foot lot.)

(Final Approval is Requested.)

Final Approval with the condition that Planning Commission Resolution No. 019-07 to be added to the plans cover sheet.

FINAL REVIEW**C. 15 E PEDREGOSA STREET**

R-3 Zone

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

(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.)

Continued indefinitely to Consent Calendar for construction details, light fixtures and specification sheet, and architectural details.

REFERRED BY FULL BOARD**D. 516 & 518 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Owner: Bruce Burke
Architect: Dawn Sherry

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior-yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Final Approval is Requested.)

Continued indefinitely to Consent Calendar for architectural details.

FINAL REVIEW**E. 1133 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-282-006
Application Number: MST2007-00060
Owner: Alphonso V. Sanchez
Architect: Eric Swenumson

(Proposal for 430 square feet of "as-built" additions to an existing 2,097 square foot single-family residence and attached 512 square foot two-car garage on a 12,710 square foot lot in the Hillside Design District. Modifications are requested for the project's encroachment into the front and interior setbacks.)

(Final Approval is Requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 052-07.)

Final Approval as noted on plans with the condition that the portion of the cantilevered deck converted back from enclosed space is to match the details of the existing cantilevered deck on the west elevation.

CONTINUED ITEM**F. 415 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-304-020
Application Number: MST2007-00349
Owner: Frank H. C. and Isako Nam Trustees
Applicant: Peter Chen
Contractor: Kevin Hoffman
Business Name: Hibachi Restaurant

(Proposal to change the existing exterior siding of the building to either wood siding or stucco, alter the existing landscaping, alter existing windows, and add exterior lighting to an existing commercial building.)

(Third Consent Review.)

Final Approval as noted on the plans with the following conditions: 1) submit complete elevations including exterior doors and revise window details as noted: a) page A-4 Aluminum framed glazed door to match existing door at west elevation, color: bronze; b) page A-5 Detail #6: typical glazing stop with eased edge – NOT rounded. 2) applicant to submit plans with corrections as noted; staff to verify changes and approve light fixtures.

REVIEW AFTER FINAL**G. 1424 SALINAS PL**

R-2 Zone

Assessor's Parcel Number: 015-223-001
Application Number: MST2004-00699
Owner: Martin M. Munoz
Architect: Jose Esparza

(Proposal to construct a new detached 1,902 square foot two-story residential unit with 123 square feet of porch/deck area and an attached 454 square foot two-car garage. There is an existing 1,399 square foot residential unit with 432 square feet of porch/deck area and an attached 546 square foot two-car garage on an 8,450 square foot lot.)

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

Final Approval of the Review After Final as submitted.

REFERRED BY FULL BOARD**H. 308 & 310 W MICHELTORENA ST.**

R-4 Zone

Assessor's Parcel Number: 027-212-013
Application Number: MST2007-00084
Owner: Ruben Montes
Architect: Victor Schumacher

(Proposal for a 1,005 square foot two-story addition and remodeling for an existing 2,060 square foot two-story duplex residence. The proposal also includes demolition of the existing 262 square foot detached garage, addition of a 485 square foot two-car attached garage, and a 125 square foot second-story front porch.)

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

(Archeological Findings must be printed on plans prior to issuance of building permit and mitigation measures must be followed.)

Preliminary Approval as submitted. Return on Consent Calendar for Final Approval.

CONTINUED ITEM**I. 615 SUNRISE VISTA WAY**

E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023
Application Number: MST2007-00261
Owner: Jirari and Ellen Bachir/Trustees
Architect: Tony Xiques

(Proposal to construct a 549 square foot ground-floor addition to an existing 2,820 square foot two-story single-family residence. of the 549 square feet addition, 288 square feet of an existing deck will be converted into living space and the remaining 261 square feet will be new living space.)

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

Final Approval as submitted.

NEW ITEM**J. 1323 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 039-121-009
Application Number: MST2007-00372
Owner: Carl D. Johnson
Architect: Tai Yeh

(Proposal to convert 290 square feet of attic space to a manager's living quarters. This will change the existing Bed and Breakfast from four bedrooms to five bedrooms. See PRE2007-00326.)

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

Continued one week to Consent Calendar

NEW ITEM**K. 1809 LOMA ST**

R-2 Zone

Assessor's Parcel Number: 027-072-007

Application Number: MST2007-00379

Owner: Arthur B. and Janice W. Cherrie II

Designer: Monica Vandeventer

(Proposal to convert an existing 44 square foot exterior porch to interior living space, add one new window, and repair exterior stairs and existing landing on the west elevation to conform to current code requirements.)

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

Preliminary Approval as submitted. Continued one week to Consent Calendar.

(All items on Consent Calendar reviewed by Vice-Chair Manson-Hing)

******* CONSENT MEETING ADJOURNED AT 2:53 P.M. *******