



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 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 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, October 15, 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. 404 GARDEN ST

M-1 Zone

Assessor's Parcel Number: 031-281-016
Application Number: MST2006-00240
Owner: Run 17, LLC

(Proposal to construct a 984 square foot two-story commercial building on a vacant 2,546 square foot lot. The project includes total grading of 315 cubic yards. A modification is requested to provide three rather than the required four parking spaces. The proposal includes two vehicle storage lifts inside the garage.)

(Review After Final for minor revisions to exterior elevations consisting of a material change to frame of garage doors and the addition of downspouts, gutters, and flood vents.)

Final Approval of the Review After Final as noted on plans sheet A-7, with the comment that windows are to match the existing tile.

REVIEW AFTER FINAL**B. 2553 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-311-032
Application Number: MST2004-00634
Owner: Robin Davidson, 2003 Revocable Trust
Agent: Lisa Plowman
Architect: Peikert Group

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 578 square foot additional dwelling unit, an attached 441 square foot two-car garage, an attached 229 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

(Review After Final for relocation of trash enclosure and revised window details.)

Final Approval as submitted of the Review After Final.

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
Architect: Alex Pujó

(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.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**D. 25 DAVID LOVE PL**

Assessor's Parcel Number: 073-080-050

Application Number: MST2006-00656

Owner: City of Santa Barbara

Applicant: Leif Reynolds, Project Engineer

(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.)

(Preliminary Approval is requested.)

Continued one week for the Landscaping. Final Approval of the architecture with the conditions to add exterior lighting to drawings and to screen the double check valve at the street frontage. Final Approval of the project is pending landscaping approval.

CONTINUED ITEM**E. 1811 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-072-006

Application Number: MST2007-00477

Owner: Charles Crail

Architect: Joseph Moticha

(Proposal to demolish the existing back decks and stairways and replace with new decks and a circular stairway. The proposal also includes replacing the existing garbage enclosures, resurfacing the back wall of the building where the stairways and decks are being removed, and the replacement of four rear single doors with four new double French doors.)

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

Continued indefinitely with the following comment to reduce the second level deck to maximum of 6 feet depth and 24.6 foot maximum width.

NEW ITEM

F. 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 5/26
Architect: Alex Pujo

(Proposal for an exterior façade renovation and the addition of a 48 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.)

Continued indefinitely to Consent Calendar.

Consent Calendar reviewed by Christopher Manson-Hing.

Meeting ended at 2:20 p.m.