



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, December 10, 2007

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: GRANT HOUSE

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

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

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.

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.

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. 250 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-320-048
Application Number: MST2004-00689
Owner: Jonathan H. Ziegler
Applicant: Hochhauser Blatter Architects

(Proposal to demolish an existing one-story 2,450 square foot single-family residence and a garage to construct a one-story 1,990 square foot single-family residence with an attached 510 square foot garage on a 2.99 acre lot located in the Hillside Design District.)

(Review After Final for changes to the guardrail at the exterior stairs.)

Final Approval as submitted of the Review After Final.

REFERRED BY FULL BOARD**B. 400 BLK SHORELINE DR P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-0RW
Application Number: MST2006-00357
Owner/Applicant: City of Santa Barbara
Designer: Penfield & Smith
Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Third Review. Final Approval is requested.)

Referred to Full Board meeting of December 17, 2007.

REFERRED BY FULL BOARD**C. 825 W SOLA ST R-2 Zone**

Assessor's Parcel Number: 039-091-003
Application Number: MST2007-00389
Owner: Joe A. Aldana
Applicant: Ed Bertline
Architect: Ken Kruger

(Proposal to construct a new two story 1,206 square foot 3-bedroom residence attached to an existing 899 square foot one-story residence. The project is located on a 7,500 square foot lot in the R-2 Zone. The proposal will result in a two story 3,004 net square foot duplex unit including two attached two car garages. The existing garage is 391 square feet and a new 400 square foot garage is proposed to be attached to the new 1,206 square foot unit.)

(Fourth Review. Final Approval is requested.)

Final Approval as noted with the condition that the applicant is to submit to staff an elevation of a “carriage style” garage door.

REFERRED BY FULL BOARD

D. 49 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Architect: Neumann, Mendro, and Andrulaitis
Agent: Isaac Romero
Owner: Paul and Karen Kurth

(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.)

(Final Approval is requested.)

Final Approval as submitted.

NEW ITEM

E. 401 S HOPE AVE

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018
Application Number: MST2007-00599
Owner: Cutter Properties LTD
Designer: Mike Ramsey

(Proposal for an exterior facade remodel to an existing commercial building. The proposal involves an exterior color change from white to black and a free standing black metal entry portal (proposed signage to be reviewed by the Sign Committee under a separate permit.)

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

Continued indefinitely, with the comment that the project as submitted is not compatible with the immediate surroundings.

NEW ITEM**F. 1026 E CANON PERDIDO ST R-2 Zone**

Assessor's Parcel Number: 031-053-005
Application Number: MST2007-00573
Owner/Applicant: Tim and Michelle Kirkelie

(Proposal for a new 576 square foot raised wood deck with terra cotta color tile finish. The deck will be attached to the ground floor level of the existing 2,050 two-story square foot condominium at the Agave Court.)

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

Final Approval as noted on sheet A2.0 with the following comments: a) Column caps are to match existing square edge caps on home; b) Railing design to match existing wrought iron railing design; c) Fascia to match posts in finish; d) Where grade to deck is greater than 18 inches use a square wood lattice screen to hide foundation posts; use a dark color finish and setback at edge of deck.

NEW ITEM**G. 115 S LA CUMBRE RD C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-015
Application Number: MST2007-00608
Owner: Chevron USA, Inc.
Applicant: Alanna Isaac
Architect: Fiedler Group

(Proposal to upgrade the existing enhanced vapor recovery system to include the installation of a new above ground Healy clean air separator unit/tank with a concrete pad. The unit is proposed to be screened by a metal frame enclosure with a stucco exterior.)

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

Final Approval with the condition that applicant is to introduce a few tall shrubs to screen enclosure and vertical elements.

NEW ITEM**H. 231 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 017-042-018
Application Number: MST2007-00610
Owner: Thrifty Oil Company
Applicant: Alanna Isaac
Architect: Fiedler Group

(Proposal to upgrade the existing enhanced vapor recovery system to include the installation of a new above ground Healy clean air separator unit/tank with a concrete pad. The unit is proposed to be screened by a metal frame enclosure with a stucco exterior.)

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

Continued one week.

All items on Consent Calendar were reviewed by Christopher Manson-Hing. Consent Calendar ended at 2:40 p.m.