



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

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, January 8, 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

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. 3535 STATE ST

C-P/SD-2 Zone

Assessor's Parcel Number: 051-053-001
Application Number: MST2006-00275
Owner: Ontare Land Partners LP
Architect: Lenvik & Minor
Business Name: Hand Car Wash

(Proposal for a 180 square foot equipment enclosure to the rear of an existing 1,250 square foot commercial building. Also proposed are two trellises and an entry awning, new exterior paint.)

(Review After Final to revise the proposed roof from rock to standing seam and to revise the color scheme for the plaster, roof, doors, windows, eaves and the soffit.)

FINAL REVIEW**B. 609 E ORTEGA ST**

R-3 Zone

Assessor's Parcel Number: 031-103-022
Application Number: MST2006-00267
Owner: Alfonso Espinoza
Applicant: Robert Stamps

(Proposal to construct a two-story 1,166 square foot single-family residence and an attached 277 square foot one-car garage. The proposal includes demolition of the existing 826 square foot single-family residence. There is an existing 1,676 square foot duplex, a three-car carport, and two uncovered parking spaces on the 7,000 square foot parcel.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

CONTINUED ITEM**C. 1310 OLIVE ST**

R-3 Zone

Assessor's Parcel Number: 029-091-031
Application Number: MST2006-00563
Owner: Stephen Palacio
Architect: Don Swann

(Proposal for a 646 square foot two-story addition and new 434 square foot attached two-car garage for an existing 1,032 square foot one-story single-family residence on a 4,500 square foot lot in the Lower Riviera Special Design District.)

(Final Approval is requested.)

CONTINUED ITEM**D. 3505 STATE ST**

C-O/SD-2 Zone

Assessor's Parcel Number: 051-053-017
Application Number: MST2006-00695
Owner: Robert Rowe
Architect: Alderman Paccone Architects
Applicant: Burnham Nationwide
Business Name: Motel 6

(Proposal to construct a new ADA accessible ramp and gate from the existing building leading to the existing swimming pool on a 1.3 acre lot developed with a Motel 6. The ramp will include a galvanized metal handrail.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

REFERRED BY FULL BOARD**E. 231 S ALISOS ST** R-3 Zone

Assessor's Parcel Number: 017-252-025
Application Number: MST2006-00415
Owner: Iluminada Torina
Architect: Dawn Sherry

(Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

NEW ITEM**F. 2305 DE LA VINA ST** C-O Zone

Assessor's Parcel Number: 025-112-011
Application Number: MST2006-00717
Owner: 2305 De La Vina Partners
Applicant: Lenvik & Minor

(Proposal to demolish 445 square feet of an existing commercial building and construct 479 square feet for an increase of 34 square feet of net floor area. The single-story building is located on an 1,803 square foot parcel. A modification is requested for a parking encroachment into the interior-yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

NEW ITEM**G. 1295 COAST VILLAGE RD** C-1/SD-3 Zone

Assessor's Parcel Number: 009-293-007
Application Number: MST2006-00744
Owner: Montecito Copus, LP
Architect: Ketzal & Goodman
Business Name: Montecito Inn

(Proposal to remove 18 square feet of the existing mechanical room, raise the parapet wall approximately 45", add an approximately 45" high wall and fireplace at the second-story deck patio, revise roof structure at the patio area, add new 5' x 6.8' doors from the vestibule to the patio, remove one window adjacent to the east facing wall, change The deck material, add a new water feature at the parapet wall and add lighting and outlets at patio all on a 1.3 acre commercial lot. The proposal also includes replacing existing doors with three new windows at the third-floor.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL ZONE REVIEW.)

NEW ITEM**H. 1228 MANITOU RD** R-1 Zone

Assessor's Parcel Number: 043-270-012
Application Number: MST2006-00745
Owner: Bruce Johnson
Architect: Christopher Manson-Hing

(Proposal for a 230 square foot addition to an existing 1,986 square foot single-family residence with an attached 703 square foot garage, remodel the front-yard area with new sandstone walls and to upgrade the windows, doors and railings on a 14,978 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REFERRED BY FULL BOARD**I. 832 ORANGE AVE** R-3 Zone

Assessor's Parcel Number: 037-024-002
Application Number: MST2005-00657
Owner: Lorenzo and Maria Martinez
Applicant: Manuel Contreras

(Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior-yard setback.)

(Modification approved on September 27, 2006. Final Approval is requested.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

NEW ITEM**J. 710 N MILPAS ST** C-2 Zone

Assessor's Parcel Number: 031-122-034
Application Number: MST2006-00766
Owner: Mateo and Gastelum Lupe, Trustees
Architect: Victor Schumacher
Business Name: Cesar's Place

(Proposal for 150 square foot commercial addition to the rear of an existing restaurant on a 7,094 square foot lot. There is also an "as-built" exterior color change.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**K. 631 W CARRILLO ST**

C-P Zone

Assessor's Parcel Number: 039-291-036
Application Number: MST2006-00764
Owner: Kathe Schilling, Trustee
Applicant: John Entezari

(This is an enforcement case (ENF2006-00488). Proposal to remove the previously approved 6' x 42' wood fences and the 10 square foot open trash enclosure and to install 42" x 41' picket fences on a 9,812 square foot lot developed with a 960 square foot commercial building.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

REFERRED BY FULL BOARD**L. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St.)

(Final Approval is requested.)