



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.

Tuesday, January 16, 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.

CONTINUED ITEM

A. 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.)

REVIEW AFTER FINAL**B. 1235 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-253-009
Application Number: MST2006-00453
Owner: Guillermo and Inez Serrano
Agent: Paul Zink

(Proposal to re-build an existing 230 square foot roof porch and framing above an existing 320 square foot garage and to remove the existing trellis on a 5,746 square foot lot developed with an existing 1,740 square foot house.)

(Review After Final to add an outdoor fireplace to garage deck.)

REVIEW AFTER FINAL**C. 434 TERRACE RD**

E-3 Zone

Assessor's Parcel Number: 035-191-031
Application Number: MST2006-00257
Owner: Jane and Collie Conoley
Architect: Dennis Thompson

(Proposal to construct a 513 square foot second-story addition to an existing 1,666 square foot one-story single-family residence with an attached 462 square foot garage on a 6,502 square foot lot. Modifications are required to allow the second-floor deck to encroach into the required interior-yard setback, and to allow the porch to encroach into the required front-yard setback.)

(Review After Final to remove the chimney and keep the existing fireplace and changes to the windows in the living room and dining room on the south side.)

FINAL REVIEW**D. 1515 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-031-005
Application Number: MST2006-00203
Owner: Jeffrey Seawards
Architect: William Cooper

(Proposal to construct a new 3,347 square foot two-story, single-family residence with attached 480 square foot two-car garage, and a 473 square foot second-floor covered deck and stair on a vacant 10,996 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The project includes 207 cubic yards of grading outside the building footprint.)

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

FINAL REVIEW**E. 3443 SEA LEDGE LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-005
Application Number: MST2005-00743
Owner: Thomas & Katherine Dunlap Jr., Trust
Architect: Dawn Sherry
Landscape Architect: Kathryn Dole
Agent: Alicia Harrison

(Proposal for removal of an existing swimming pool, for hardscaping alterations over the pool location, and as-built minor repairs to existing rear stairway and deck. The proposal includes 130 cubic yards of cut and fill grading. The single-family residence is located in the Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-06.)

FINAL REVIEW**F. 401 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-071-007
Application Number: MST2004-00537
Applicant: Steve Mori
Owner: David Karschner

(Proposal to construct two attached residential units with a total proposed 2,606 square feet of habitable space on a 5,015 square foot vacant lot. The proposal consists of a 1,365 square foot two-story unit with an attached 437 square foot garage and 92 square feet of balcony and covered porch area and a 1,241 square foot two-story unit with an attached 480 square foot two-car-garage and 119 square feet of balcony and covered porch area.)

(Modification approved March 29, 2006.)

CONTINUED ITEM**G. 1516 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 027-222-021
Application Number: MST2003-00558
Owner: Cliff Kearsley

(Proposal to construct a 2,184 square foot three-story, two-unit residential building above a four-car garage at the rear of an existing 2,551 square foot two-story residence with a carport, located on an 8,607 square foot lot. There is an existing 308 square foot garage that is to be demolished.)

(Request to re-instate the previously expired approval.)

CONTINUED ITEM**H. 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.)

CONTINUED ITEM**I. 2506 STATE ST** E-3/PUD 4.6 Zone

Assessor's Parcel Number: 025-430-013
Application Number: MST2006-00720
Owner: Julie Lopp, Revocable Living Trust
Applicant: Peter Hale

(Proposal to convert an existing two-car garage to a guest bedroom and construct a new two-car carport at the front of a 13,273 square foot lot currently developed with a single-family residence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**J. 3940 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-029
Application Number: MST2006-00763
Owner: Franchise Realty Interstate Corp
Business Name: McDonald's Restaurant
Applicant: Daniel Monares
Architect: Larry Ifurung

(Proposal to remove exterior children's play structure and six tables with 16 chairs and install new tables and chairs and a new dolphin play sculpture.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM

K. 620 W GUTIERREZ ST

R-4 Zone

Assessor's Parcel Number: 037-180-037

Application Number: MST2007-00009

Owner: Santa Barbara Core Associates, LP

Business Name: Casa Bella Apartments

(Proposal for exterior color change for an existing apartment complex on a 1.9 acre lot.)

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