



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 22, 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. 256 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-320-050
Application Number: MST2004-00273
Owner: Dixie Daniels
Applicant: Dixie Daniels
Architect: James Blakeslee
Agent: Stella Anderson

(Proposal to construct a new three-story 5,075 square foot residence with an attached 720 square foot three-car garage. The single-family residence is proposed on a 130,680 square foot vacant lot located in the Hillside Design District. Proposal will include 375 cubic yards of cut and fill outside of the building footprint. A previous final approval was granted for this project in May of 2002 under MST2001-00072, but that approval has expired.)

(Review After Final for change to aluminum clad windows.)

FINAL REVIEW**B. 1380 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-018
Application Number: MST2004-00873
Owner: Mark and Jacquelyn Boyd
Architect: Dawn Sherry

(Proposal to construct approximately 992 square feet of first and second-story additions and a new attached 400 square foot garage to an existing 999 square foot single-family residence with an attached two-car garage on a 6,190 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposal includes removal of 97 square feet from the existing residence and garage and conversion of 341 square feet of garage to habitable space with a new window in the required front yard setback and associated improvements.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-06.)

CONTINUED ITEM**C. 1617 ANACAPA ST**

R-3/R-O Zone

Assessor's Parcel Number: 027-182-009
Application Number: MST2005-00409
Owner: Marcela Caceres,
Architect: Kevin Dumain

(Proposal for expansion of an existing 1,334 square foot day care center at 1617 Anacapa St. to include the 1,245 square foot first-floor of the adjoining property at 1621 Anacapa Street. Enrollment will increase from 27 children to approximately 60 children. The first-floor apartment at 1621 will undergo a change of use, while the two second-floor apartments will remain. Landscaping and playground facilities will be added. A modification is requested to allow some of the required parking to be provided through an off-site parking agreement with the First Church of Christian Science. A modification is requested to allow required parking for the apartments at 1621 Anacapa to be provided through an off-site parking agreement with the day care center at 1617 Anacapa. A modification is requested to allow encroachment into the interior setbacks of both parcels along the common property line for the purpose of a shared playground.)

(Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 046-06.)

NEW ITEM**D. 1216 ALTA VISTA RD** R-3 Zone

Assessor's Parcel Number: 029-150-042
Application Number: MST2006-00727
Owner: Bertha Claveria Trustee
Designer: Jason Grant

(Proposal to construct a 243 square foot detached laundry room, remove one Pepper Tree, reconfigure the existing parking area and interior alterations to reduce the number of existing bedrooms for two of the units on a lot currently developed with five one-story duplexes located at 1212 and 1216 Alta Vista Road.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**E. 310 S VOLUNTARIO ST** R-3 Zone

Assessor's Parcel Number: 017-281-004
Application Number: MST2006-00734
Owner: Juan and Maria Esparza
Designer: Eduardo Esparza

(Proposal to permit as-built stairway, guardrails, and partial balcony at a multifamily residential complex on an 11,250 square foot parcel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**F. 516 W LOS OLIVOS ST** R-3 Zone

Assessor's Parcel Number: 025-160-015

Application Number: MST2007-00019
Owner: Bruce Burke

(Proposal to permit the as-built removal of the wood framed foundation with new concrete foundation on the front unit. The lot has two detached units and no garages.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

REFERRED BY FULL BOARD**G. 630 ROCKWOOD DR**

A-1 Zone

Assessor's Parcel Number: 021-163-002
Application Number: MST2006-00284
Owner: John Larson
Architect: Richard Thorne

(Proposal for living space and garage additions and remodeling for an existing one-story 2,267 square foot single-family residence located on a 26,864 square foot lot in the Hillside Design District. The proposal includes a 972 square foot one-story addition, a new motor court, demolition of 52 square feet of residence, conversion of the 396 square foot attached garage to habitable space, construction of a 464 square foot detached garage and a 270 square foot detached pool house, and 115 cubic yards of grading. Modifications are requested for the "as-built" project to encroach into the setback and for new doors to be added within the setback.)

(Modification approved on October 25, 2006. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONTINUED ITEM**H. 319 N MILPAS ST**

C-2/M-1 Zone

Assessor's Parcel Number: 031-363-035
Application Number: MST2006-00076
Owner: Milpas Street Partners
Architect: Brian Nelson

(Proposal for condominium conversion of an existing 5,004 square foot two-story, mixed-use building consisting of two two-bedroom apartment units on the second floor and 2,506 square feet of commercial medical office space on the first floor. The proposal includes enclosure of part of the existing patio to create two private storage areas for the residential condominiums. The condominium conversion requires Staff Hearing officer approval.)

(Review of the Landscape Plan is requested.)