



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, February 26, 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. 3603 CAMPANIL DR

A-1 Zone

Assessor's Parcel Number: 047-101-005
Application Number: MST2004-00880
Owner: William and Shari Guilfoyle
Architect: Bryan Pollard
Landscape Architect: Sam Maphis
Engineer: Mike Gones

(This is a revised project. The purpose of this hearing is to review the amount of grading associated with the project. Revised Final approval proposes 349 cubic yards of cut, 150 cubic yards of fill and 1,605 cubic yards of re-compaction outside the main building footprint for a swimming pool and spa. The project which received approval on May 23, 2005 is a proposal to add an additional 417 square feet to the existing terrace and convert an existing under-story to an exercise room. The existing 5,480 square foot residence is located on a one acre lot located in the Hillside Design District. Proposal also includes the replacement of a window & door, landscaping improvements to provide usable yard areas by terracing the existing slope with retaining walls.)

(Review After Final to replace a door with a window in the laundry room and replace two pairs of French doors with one French door to access the half bath and dressing room.)

REVIEW AFTER FINAL**B. 27 E COTA ST**

C-M Zone

Assessor's Parcel Number: 037-132-033
Application Number: MST2003-00777
Owner: The Lyon Building
Architect: Kirk Gradin

(The proposal is separated into two phases. Phase A includes a new stair tower, elevator shaft, facade changes along the west elevation of the one-story loading dock (walls and doors are to be constructed within the existing loading bays), and new windows in the five-story tower. Phase B involves interior changes to allow, through approval of a Conditional Use Permit, the Brooks Institute of Photography to occupy approximately 28,036 square feet of the existing building for classroom and lab uses. The second floor and a portion of the first floor would continue to be used by existing tenants.)

(Review After Final for the addition of removable bollards and a bike rack.)

FINAL REVIEW**C. 1305 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-202-006
Application Number: MST2006-00538
Owner: Peggy Haskell Family Trust 8/24/94
Architect: Dwight Gregory

(Proposal to add a new wooden deck, balcony, laundry room, and second floor interior floor area, remove existing windows and install sliding doors, and add a door on the north side of the lower level of a 2,366 square foot house on a 12,372 square foot lot in the Hillside Design District. The 476 square foot attached garage is to remain. Modifications are requested for encroachments into the front and interior-yard setbacks.)

(Final Approval is requested.)

FINAL REVIEW**D. 3825 STATE ST E-149**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2006-00691
Owner: Macerich La Cumbre, LLC
Designer: The Conceptual Motion Company
Business Name: Red Robin Restaurant

(Proposal for the interior demolition of an existing restaurant and for exterior alterations to include a new awning, new wall fountain, facade remodel and new arcade patio with outdoor restaurant seating at the existing Red Robin Restaurant at the La Cumbre Plaza. The new tenant will be the Marmalade Cafe. No new rooftop mechanical equipment is proposed.)

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

NEW ITEM**E. 3825 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00080
Owner: Patricia Nettleship, Trustee
Designer: The Conceptual Motion Company
Business Name: La Cumbre Plaza
Owner: Macerich La Cumbre, LLC

(Proposal for a curb extension of approximately 9' along approximately 280' of the existing Red Robin Restaurant at the front of the La Cumbre Plaza. The proposal includes the installation of 6 trees and decorative paving.)

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

FINAL REVIEW**F. 2016 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-162-002
Application Number: MST2001-00833
Owner: Jan Marco Von Yurt
Designer: Tony Xiques

(This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two-car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-03.)

FINAL REVIEW**G. 25 RUBIO RD**

E-1 Zone

Assessor's Parcel Number: 029-341-013
Application Number: MST2006-00477
Owner: Melissa Riparetti, Trust 7/18/2003
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main-story and a new 914 square foot upper-story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front-yard setback.)

(Modification approved on December 6, 2006. Final Approval is requested.)

CONTINUED ITEM**H. 4126 HIDDEN OAKS RD**

PUD 0.4 Zone

Assessor's Parcel Number: 049-440-005
Application Number: MST2006-00752
Owner: David and Stevie Peters
Architect: Paul Zink

(Proposal for garage conversion and additions to an existing 2,417 square foot two-story dwelling located on a 26,058 net square foot lot. The proposal would convert an existing attached 460 square foot two-car garage to habitable space and construct a new attached 460 square foot two-car garage, a 386 square foot first-floor addition, and a 100 square foot second-floor addition.)

(Final Approval is requested.)

(NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS ARE REQUIRED.)

CONTINUED ITEM**I. 1229 GILLESPIE WY**

R-2 Zone

Assessor's Parcel Number: 039-141-003
Application Number: MST2005-00694
Owner(s): Kelly, Ramirez & Wilson
Applicant: Paige Wilson
Designer: Colleen Kelly

(Proposal for a 422 square foot two-story addition, new entryway, and new porches for an existing 1,084 square foot two-story single-family residence located on an 8,000 square foot lot. Also proposed is a 219 square foot detached one-car garage to replace the existing 326 square foot carport, and one new uncovered parking space. The existing 1,918 square foot residence fronting Victoria Street would remain unaltered. Modifications are requested for parking to encroach into the front and interior-yard setbacks along Gillespie Way.)

(Modification approved on November 18, 2006. Preliminary Approval is requested.)

CONTINUED ITEM**J. 1029 ORILLA DEL MAR DR R-4/SD-3 Zone**

Assessor's Parcel Number: 017-322-023
Application Number: MST2007-00071
Owner: Arcana Corporation
Owner: Scott Smigel
Business Name: The Inn at East Beach

(Proposal to repaint the exterior of an existing commercial building.)

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

NEW ITEM**K. 144 CEDAR LN E-1 Zone**

Assessor's Parcel Number: 015-010-004
Application Number: MST2006-00259
Owner: City of Santa Barbara
Applicant: Philip Maldonado

(Proposal to remove and replace a damaged liner, construct a groundwater relief system, repair damaged roof supports, install a new reservoir (Reservoir #1) drainage system and replace the valve structure enclosure on a 2.5 acre lot in The Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**L. 2219 BATH ST C-O Zone**

Assessor's Parcel Number: 025-172-030
Application Number: MST2006-00687
Owner: Sansum Medical Research Institute
Architect: Eric Pedersen
Business Name: Sansum Medical Research Institute

(Proposal to install landscaping and lighting upgrades at the main building site of the Sansum Medical Research Institute. The plans also contain a proposal for parking lot landscaping and lighting on the offsite parking lot at 325 W. Los Olivos (MST2006-00688).)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**M. 325 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-222-002
Application Number: MST2006-00688
Owner: Sansum Medical Research Institute
Architect: Eric Pedersen
Business Name: Sansum Medical Research Institute

(Proposal to install landscaping and lighting upgrades at the off-site parking lot for the Sansum Medical Research Institute. The plans also contain a proposal for parking lot landscaping and lighting at the main building parking lot at 2219 Bath (MST2006-00687). The projects should be reviewed simultaneously.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 080-43.)

REFERRED BY FULL BOARD**N. 1906 CLIFF DR**

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Incorporated
Architect: Cearnal Andrulaitis

(Proposal to remodel front elevations of the retail business part of the Mesa Shopping Center.)

(Final Approval is requested.)

FINAL REVIEW**O. 401 S HOPE AVE**

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

Assessor's Parcel Number: 051-240-018
Application Number: MST2005-00091
Owner: Cutter Properties, LTD
Contractor: Lusardi Construction Company

(Revised proposal to construct a concrete vehicle display/demonstration course in the display parking lot for Land Rover for an existing 34,687 square foot car dealership.)

(Final Approval of the Landscape Plan and the stone work are requested.)

REVIEW AFTER FINAL**P. 2109 CLIFF DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007
Application Number: MST2002-00434
Owner: Cliff Drive, LLC
Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E-3 to R-2; remove the existing 1,100 square foot, single-family residence and non conforming garage; and construct multiple residential units. The project includes construction of five two-story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front-yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

(Review After Final to change wall material from stone veneer to plaster with a stone cap with vine pockets.)

FINAL REVIEW**Q. 1708 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00022
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,677 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 645 square foot two-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint.)

(Final Approval of the Landscape Plan is requested.)

FINAL REVIEW**R. 1706 LA VISTA DEL OCEANO LN**

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00021
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 3,525 square foot single-family residence with an attached 732 square foot garage on a 45,064 square foot vacant lot in the Hillside Design District. The project requires approximately 2,350 cubic yards of fill of which 1,500 is outside the footprint of the main building.)

(Final Approval of the Landscape Plan is requested.)