



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, March 12, 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.

FINAL REVIEW

A. 1588 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 029-060-021

Application Number: MST2006-00623

Owner: William F. and Harriette C. Cook

Architect: Harrison Design Associates

(Proposal for a 470 square foot addition consisting of 257 square feet at the main floor level and a new lower floor of 213 square feet. Approval is requested for the unpermitted deck at the front of the residence. The existing 1,918 square foot one-story residence with attached garage is located on an 11,403 square foot lot in the Hillside Design District. Modifications are requested for encroachment of the addition and the deck into the required front yard.)

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

CONTINUED ITEM**B. 3940 STATE ST**

C-2/SD-2 Zone

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

(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.)

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

NEW ITEM**C. 2222 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2007-00069
Owner: City Commerce Bank
Agent: Patrick Marr

(Proposal to add 74 square feet to the rear of an existing 1512 square foot commercial building. Proposal also includes a new front porch, new ATM and access ramp, one new parking space, and interior remodel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**D. 1505 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 029-041-002
Application Number: MST2007-00096
Owner: Klaus W. and Adelgund Heinemann, V 198
Architect: Sophie Calvin

(Proposal to enclose a 145 square foot covered rear porch and construct a 48 square foot deck for an existing 3,962 square foot single family residence and 222 square foot attached one-car garage. The project is located on a 16,923 square foot lot in the Hillside Design District.)

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

NEW ITEM**E. 416 W ANAPAMU ST A** R-4 Zone

Assessor's Parcel Number: 039-161-016
Application Number: MST2007-00100
Owner: Housing Authority/City of Santa Barbara
Applicant: Hector Torres

(Proposal to replace windows on six existing four-plexes, for a total of 52 windows on 24 units. The new windows will use the existing window openings.)

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

NEW ITEM**F. 124 W ALAMAR AVE COMMON** R-4/SD-2 Zone

Assessor's Parcel Number: 051-430-020
Application Number: MST2007-00101
Owner: Meche Family Trust
Applicant: Vernon Meche

(Proposal to replace wood siding portions of buildings with stucco for a multi-residential property.)

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

NEW ITEM**G. 1137 CRESTLINE DR** E-1 Zone

Assessor's Parcel Number: 049-183-008
Application Number: MST2007-00103
Owner: Richard I. and Cynthia Marie Castañeda
Architect: Jose Esparza

(Proposal to construct a 375 square foot one-story addition, a new entry porch, replace windows, and replace the roof. The existing 1,847 square foot one-story single-family residence and attached 441 square foot garage is located on a 12,890 square foot lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION FINDINGS.)

NEW ITEM**H. 1058 MIRAMONTE DR 11** E-1 Zone

Assessor's Parcel Number: 035-390-045
Application Number: MST2007-00108
Owner: Paul More
Applicant: Channel Coast Corporation

(Proposal to replace one sliding glass door and four windows and add one new window over the kitchen sink for a condominium at the Santa Barbara Highlands located in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONTINUED ITEM**I. 420 E ANAPAMU ST** R-3 Zone

Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Jeff Gorrell

(The existing residence is Landmark-worthy. Proposal to construct two new condominium units adjacent to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 3,770 square feet of living space and 1,377 square feet of garage space is proposed for the 9,044 square foot lot.)

(Preliminary approval is requested based on recommendation by the Historic Landmarks Commission action on March 7, 2007.)

REFERRED BY FULL BOARD**J. 1302 SAN ANDRES ST** P-R Zone

Assessor's Parcel Number: 039-101-005
Application Number: MST2006-00624
Owner: City of Santa Barbara
Applicant: City Parks and Recreation
Landscape Architect: Van Atta & Associates

(Proposal to construct a new City "pocket park" with benches, lawns, landscaping, and minor children's art elements on a newly created lot (APN 039-151-015) totaling 12,750 square feet. The project involves removing the existing paving on the Victoria Street right-of-way for a connection to the proposed stairway at Bohnett Park.)

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

CONTINUED ITEM**K. 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 stonework is requested.)

FINAL REVIEW**L. 3501 SEA LEDGE LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-004
Application Number: MST2004-00141
Owner: David Neubauer
Architect: Don Pedersen

(The project consists of demolishing an accessory structure, storage building, workshop, and two-car garage and constructing a new 494 square foot two-car garage with a 176 square foot workshop. Attached and above to the proposed garage is a new 450 square foot cabana with an approximate 504 square foot deck. A lap pool, spa and sun deck is proposed between the house and accessory structure. The proposal also includes adding new drought tolerant vegetation and palm trees to the site with drip irrigation and the addition of a new security gate. The project will result in a 3,468 square foot single family residence with a detached 720 square foot three-car garage on a 1.03 acre lot.)

(Final Approval of the landscape plan is requested.)