



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 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. 802 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-300-029

Application Number: MST2004-00587

Owner: William A. Fletcher

Landscape Architect: Kathryn Dole

(Proposal to construct a new swimming pool on a lot that contains an existing single-family residence, in the Hillside Design District.)

(REVIEW AFTER FINAL FOR CHANGE OF STONE VENEER WALL TO PLASTER.)

FINAL REVIEW**B. 1101 ROBLE LN** E-1 Zone

Assessor's Parcel Number: 019-242-005
Application Number: MST2006-00713
Owner: Georgianna Pulos
Designer: Jason Grant

(Proposal to demolish an existing 458 square foot two-car carport and construct a new 436 square foot two-car garage with a 478 square foot second-story accessory space above. The existing 5,167 square foot one-story single-family residence is located on a 10,865 square foot lot in the Hillside Design District.)

FINAL REVIEW**C. 2202 DE LA VINA ST** R-4 Zone

Assessor's Parcel Number: 025-183-018
Application Number: MST2006-00470
Owner: John V. Chapman
Architect: Jyl Ratkevich

(Proposal for an 890 square foot second-floor addition and a 67 square foot first-floor addition to an existing 889 square foot one-story single-family residence. A modification is requested to provide one uncovered parking space in place of a required covered space, and a waiver is requested for the undersized covered space in the existing shared two-car garage.)

FINAL REVIEW**D. 6 LANGLO TERR** E-2/SD-2 Zone

Assessor's Parcel Number: 053-040-015
Application Number: MST2006-00452
Owner: David C. Dougherty
Architect: Jim Zimmerman

(Proposal to construct a 3,233 square foot two-story single-family residence and attached 495 square foot two-car garage. The existing one-story 1,137 square foot residence and attached 328 square foot garage will be demolished. The proposal includes approximately 250 cubic yards of grading.)

FINAL REVIEW**E. 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.)

CONTINUED ITEM**F. 1137 CRESTLINE DR** E-1 Zone

Assessor's Parcel Number: 049-183-008
Application Number: MST2007-00103
Owner: Richard and Cynthia Marie Castaneda
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.)

CONTINUED ITEM**G. 1216 ALTA VISTA RD** R-3 Zone

Assessor's Parcel Number: 029-150-042
Application Number: MST2006-00727
Owner: Claveria Bertha Trustees
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.)

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

CONTINUED ITEM**H. 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.)

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

NEW ITEM**I. 1304 FERRELO RD** E-1 Zone

Assessor's Parcel Number: 029-341-018
Application Number: MST2007-00114
Owner: Jammalamadaka Living Trust 10/12/01
Architect: John Kelley

(Proposal for a 98 square foot addition to the existing 2,170 square foot two-story residence to create a new entry and relocation of an the enclosure of a stair. (Additional floor area must be calculated for the removal of an existing interior stair. Volume of stair was only counted as floor area on one floor previously).)

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

NEW ITEM**J. 930 SAN PASCUAL ST - BLDG E** R-3 Zone

Assessor's Parcel Number: 039-292-019
Application Number: MST2007-00113
Owner: Pini Dario
Architect: Bryan Murphy

(Proposal to paint all existing building located at 930, 932, 934, 936, & 938 San Pascual (also known as 529 W. Carrillo), install the on-grade planter area (a Condition of Approval for the modification for trash enclosure location) and replace the gates for the existing trash enclosure at the south east property line driveway. The proposal also includes the "as-built" changes to the area beneath the existing stairways in buildings A (932) and B(934) to create a CMU wall to be backfilled with rubble under the existing risers.)

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

NEW ITEM**K. 601 E ANAPAMU ST** R-3 Zone

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00119
Owner: Faec Holdings 390026, LLC
Agent: BDC Management

(Proposal to repaint all five buildings on the lot.)

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

NEW ITEM**L. 581 LAS ALTURAS RD** E-1 Zone

Assessor's Parcel Number: 019-281-007
Application Number: MST2007-00122
Owner: Gaylord J. Spreitz Tr 9/6/90
Applicant: Sherry & Associates

(Proposal for a 437 square foot addition and remodel an existing one-story 2219 square foot single-family residence with an attached two-car garage on a 18,692 square foot lot.)

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

NEW ITEM**M. 1261 FERRELO RD** E-1 Zone

Assessor's Parcel Number: 029-271-008
Application Number: MST2007-00131
Owner: Glenn A. McMurry
Agent: Enrique Rodriquez

(Proposal to replace the existing grey shingle roof with new duralite tile roof.)

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

REFERRED BY FULL BOARD**N. CITYWIDE - U.S. HWY 101**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara
Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Final Approval of the Landscape plans for the Hot Springs Road roundabout and Old Coast Highway sidewalk.)

CONTINUED ITEM**O. 3825 STATE ST**

C-2/SD-2 Zone

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

(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**P. 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
Designer: Susan Ciufu

(Proposal for the interior demolition of an existing restaurant and for exterior alterations to include a new awning, new wall fountain, facade remodel, new arcade patio with outdoor restaurant seating and associated rooftop equipment at the existing Red Robin Restaurant at the La Cumbre Plaza. The new tenant will be the Marmalade Cafe.)