



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, April 2, 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. 112 W MICHELTORENA ST

R-O Zone

Assessor's Parcel Number: 027-222-011
Application Number: MST2007-00013
Owner: Caron Miller
Architect: Doug Beard

(Proposal for a 518 square foot remodel and a 27 square foot addition to the unit at the rear of the property and to demolish and replace the existing 400 square foot garage in the same footprint all on a 5,950 square foot lot developed with three residential units. New stairs and a patio at the rear of the property are included in the proposal.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REVIEW AFTER FINAL**B. 1416 DOVER RD**

E-1 Zone

Assessor's Parcel Number: 019-103-012
Application Number: MST2005-00821
Owner: Craig and Sharon Madsen
Architect: Tai Yeh

(Proposal to construct a 720 square foot, one-story addition and 340 square feet of new deck to an existing 1,497 square foot, one-story, single family residence with a 440 square foot attached garage. Lot size is 19,166 square feet and is located in the Hillside Design District. No grading is proposed.)

(Review After Final for a smaller addition than originally proposed.)

REVIEW AFTER FINAL**C. 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.)

(Review After Final for new rooftop equipment.)

FINAL REVIEW**D. 1011 SAN ROQUE RD**

A-1 Zone

Assessor's Parcel Number: 055-171-010
Application Number: MST2006-00676
Owner: David and Louise Borgatello Trustees
Architect: Jim Zimmerman

(Proposal for a 1,048 square foot second-story addition for an existing 4,530 square foot one-story single-family residence on a 2.1 acre lot in the Hillside Design District. The proposal includes an addition above the existing attached garage, a stair tower, a 257 square foot covered patio at the second-story, and a trellis over an existing patio.)

FINAL REVIEW**E. 710 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-122-034
Application Number: MST2006-00766
Owner: Mateo and Lupe Gastelum Trustees
Architect: Victor Schumacher
Business Name: Cesar's Place

(Proposal for 150 square foot commercial addition to the rear of an existing restaurant on a 7,094 square foot lot. There is also an "as-built" exterior color change.)

FINAL REVIEW**F. 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 Ciufo

(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.)

CONTINUED ITEM**G. 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.)

CONTINUED ITEM**H. 1340 CLIFTON ST**

R-2 Zone

Assessor's Parcel Number: 017-154-018
Application Number: MST2005-00500
Designer: Eric Swenumson
Owner: Richard Golden

(This is a revised project. Proposal to construct a 1,895 square foot three-story single-family residence to include a 610 square foot two-car garage and 94 square feet of covered deck area. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first floor 440 square foot garage. Modifications are required to allow less than 1,250 square feet of open yard space and for encroachments into the front yard setback.)

(Preliminary Review Hearing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

NEW ITEM**I. 1832 LOMA ST**

R-2 Zone

Assessor's Parcel Number: 027-071-013
Application Number: MST2006-00693
Owner: Merrill Reynolds Trust 6/9/04
Applicant: Syndi Souter

(Proposal to construct a new 288 square foot trellis over an existing "as-built" second-story 288 square foot deck and get approval for the as-built deck. The project is attached to an existing 886 square foot two-story single-family residence. Approval is requested for a modification to allow the trellis and deck to encroach into the required front yard.)

(COMMENTS ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

NEW ITEM**J. 680 MIRAMONTE DR**

E-1 Zone

Assessor's Parcel Number: 035-251-005
Application Number: MST2007-00141
Owner: Michael Richardson
Applicant: Michael Richardson
Architect: Hugh Twibell

(Proposal to replace an existing retaining wall and patio for a single-family residence in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM

K. 120 S HOPE E-144

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014

Application Number: MST2007-00130

Owner: Patricia Nettleship Trustee

Owner: Macerich Company

Agent: Rhea North

(Proposal to re-landscape the State Street and Hope Avenue frontages at La Cumbre Plaza.)

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