



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 9, 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. 1617 ANACAPA ST

R-3/R-O Zone test by dyk

Assessor's Parcel Number: 027-182-009

Application Number: MST2005-00409

Owner: Marcela Caceres

Architect: Kevin Dumain

Business Name: Bright Start Child Development Center

(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.)

(Review After Final of trash enclosure elevations.)

REVIEW AFTER FINAL**B. 3883 LA CUMBRE PLAZA LN**

C-2/SD-2 Zone test by dyk

Assessor's Parcel Number: 051-022-036
Application Number: MST2007-00046
Owner: Grace Lutheran Church of Santa Barbara
Applicant: Eva Turenchalk
Architect: Klawiter & Associates
Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

(Review After Final of rooftop equipment.)

REVIEW AFTER FINAL**C. 4200 CALLE REAL**

R-3 Zone test by dyk

Assessor's Parcel Number: 059-240-020
Application Number: MST98-00749
Applicant: Ben Phillips and Amy Bayley
Owner: Alicia Martin
Architect(s): Mark Petit, Karl Eberhard, Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

(Review After Final for relocating parking spaces, demolition of two buildings, relocate trash enclosure, adjust grade to eliminate retaining wall, adjust pedestrian ramps and path, add cart path, clarify remodel of trash enclosure, and addition of recycling trash enclosure.)

FINAL REVIEW**D. 322 E MICHELTORENA ST**

R-3 Zone test by dyk

Assessor's Parcel Number: 029-021-023
Application Number: MST2006-00697
Owner: Santa Barbara Properties Ltd.
Applicant: Michael Porter
Agent: Don Royale

(This is on the City's List of Potential Historic Resources: "Holman Court & Winegar Boarding House." Proposal to legalize the as-built replacement of three wooden windows (one large eight-light window with wood muntins flanked by two, four-light windows with wood muntins) with a smaller, horizontal aluminum window. Also requested is to permit the removal of one exit door and two windows and filling in the openings with plaster. These changes were made to an existing ground-floor unit of a fourplex facing East Micheltorena Street.)

CONTINUED ITEM**E. 1340 CLIFTON ST** R-2 Zone test by dyk

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 Approval is requested.)

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

REFERRED BY FULL BOARD**F. 15 E PEDREGOSA STREET** R-3 Zone test by dyk

Assessor's Parcel Number: 025-372-010
Application Number: MST2006-00434
Owner: Michael Szymanski

(Proposal for a 682 square foot addition to the second-floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

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

NEW ITEM**G. 2612 MODOC RD** E-3 Zone test by dyk

Assessor's Parcel Number: 049-092-011
Application Number: MST2007-00157
Owner: Aids Housing of Santa Barbara
Architect: Steve Hausz

(Proposal to re-seal and re-stripe the existing parking lot, replace doors and awnings, new concrete flatwork, and construct a trellis for an existing congregate residence and triplex on a 22,401 square foot lot.)

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

NEW ITEM

H. 1941 EUCALYPTUS HILL RD

A-2 Zone test by dyk

Assessor's Parcel Number: 015-040-028

Application Number: MST2007-00156

Owner: Farzin Fouladi

Designer: Rosa Andrade

(Proposal to construct a 32 inch high, 81 foot long block wall at the front property line on a 17,890 square foot lot in The Hillside Design District.)

(COMMENTS ONLY; LANDSCAPE PLAN IS REQUIRED.)