



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 23, 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/abr.

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. 1333 RIALTO LN

E-1 Zone

Assessor's Parcel Number: 049-242-030
Application Number: MST2006-00718
Owner: Jason A. Jacobs
Architect: Jose Esparza

(Proposal for a 473 square foot one-story addition to an existing single-family residence. The existing 2,518 square foot one-story residence, including attached 442 square foot garage, is located on a 13,886 square foot lot in the Hillside Design District.)

FINAL REVIEW**B. 126 N ALISOS ST** R-2 Zone

Assessor's Parcel Number: 017-093-017
Application Number: MST2006-00666
Owner: Alicia Fernandez
Designer: Jose Esparza

(Proposal for partial demolition and rebuilding of an existing 1,126 square foot one-story single-family residence. The proposal includes the construction of a 310 square foot second-story, a 137 square foot front porch, an 18 square foot second-story deck, extension of a garden wall adjacent to the driveway, widening the driveway by 3 feet, and demolition of 241 square feet of the existing first-floor space. There are two units on the 5,000 square foot parcel with no proposed alterations to the rear unit.)

REVIEW AFTER FINAL**C. 1116 BATH ST** R-4 Zone

Assessor's Parcel Number: 039-221-025
Application Number: MST2007-00127
Owner: Frank Guzman
Architect: Robert Stamps

(Proposal to construct a six foot tall masonry wall, 170 feet long on the western property line.)

(Review After Final to revise proposed height of wall from 6 feet to 8 feet.)

FINAL REVIEW**D. 2047 CIELITO LN** A-1 Zone

Assessor's Parcel Number: 021-082-036
Application Number: MST2006-00306
Owner: Robert and Norah McMeeking
Architect: Hugh Twibell

(Proposal for a 1,191 square foot three-story addition to an existing 2,837 square foot three-story single-family residence located on a 45,075 square foot lot in the Hillside Design District.)

FINAL REVIEW**E. 602 ANACAPA ST** C-M Zone

Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Architect: Christian Robert
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building, two new exterior doors, and sound control mitigation measures.)

CONTINUED ITEM**F. 404 GARDEN ST**

M-1 Zone

Assessor's Parcel Number: 031-281-016
Application Number: MST2006-00240
Owner: Run 17, LLC

(Proposal to construct a 984 square foot two-story commercial building on a vacant 2,546 square foot lot. The project includes total grading of 315 cubic yards. A Modification is requested to provide three rather than the required four parking spaces. The proposal includes two vehicle storage lifts inside the garage.)

NEW ITEM**G. 626 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 037-122-015
Application Number: MST2007-00169
Owner: John E. Savage
Designer: Ys Kim

(Proposal to construct a handicap ramp and add a handicap parking space for a mixed-use project.)

NEW ITEM**H. 1017 E HALEY ST**

R-2 Zone

Assessor's Parcel Number: 031-242-020
Application Number: MST2007-00172
Owner: Robert Bartlein and Priscilla Jacobs
Architect: Vadim Hsu
Contractor: Ken Smith

(Proposal for the re-approval of a project that was previously approved at ABR. The previously approved project was revised to two units rather than three. The new proposal is to demolish two existing apartment units and detached garage and construct two new apartment units. The project consists of two detached residential units. The front unit is a two-story, 1,508 net square feet. The rear unit is one-story, 1,026 net square feet. Also proposed are a two-car carport and two uncovered parking spaces to be located in the middle of the lot. There will be approximately 150 cubic yards of cut grading outside the building footprints on the 9,056 square foot lot.)

(Re-approval of a project previously approved at ABR is requested. The proposed project would go from 3 units to 2 units with minor exterior changes.)

NEW ITEM**I. 1013 SAN DIEGO RD**

E-1 Zone

Assessor's Parcel Number: 029-202-015
Application Number: MST2007-00148
Owner: Kurta Family Trust 12/12/00
Applicant: Peter Becker

(Proposal for alterations to a 4,282 square foot, legal nonconforming duplex in a single-family residence zone. The alterations include extending the roof over deck 5 feet, interior remodel and replacing and adding various doors and windows.)

REVIEW AFTER FINAL**J. 40 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-130-007
Application Number: MST2005-00769
Owner: Wayne Smith
Architect: Kathy Hancock

(Proposed addition of 142 square feet to an existing 2,935 square foot single-family residence with an attached two-car garage located on a 32,029 square foot lot within the Hillside Design District on a lot with slope in excess of 20%. Proposal also includes 565 square foot of new deck area and approximately 30 cubic yards of fill for a new driveway.)

(Review After Final for addition of fountain.)

NEW ITEM**K. 711 LAS CANOAS PL**

A-1 Zone

Assessor's Parcel Number: 021-030-045
Application Number: MST2007-00182
Owner: Sidney and Harriet Ackert Trustees
Applicant: Joe Campanelli

(Proposal to abate zoning violations through approval of "as-built" accessory building and removal of kitchen stove and sink on lower level of residence.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

FINAL REVIEW**L. 422- 448 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001
Application Number: MST2003-00620
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: L&P Consultants
Architect: Zehren and Associates

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single-Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single-Family Residential, to R-2, Two-Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two-car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single-Family Residence, to R-2, Two-Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over-density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

(Final Review of landscape and irrigation plans.)

NEW ITEM**M. 601 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00190
Owner: FAEC Holdings 390026, LLC
Applicant: Karen Quinn

(Proposal for a new landscape plan to include removal of trees in the front setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)