



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 30, 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.

REVIEW AFTER FINAL

A. 1211 BATH ST

R-4 Zone

Assessor's Parcel Number: 039-162-014
Application Number: MST2002-00336
Owner: Patricia Draghi
Architect: Peikert Group Architects

(Proposal to construct a 5,978 square foot, three-unit, two-story triplex with three attached two-car garages and a two-car carport on an 11,250 square foot lot with an existing 2,300 square foot, two-story triplex. The proposal includes the reconfiguration of a triplex to a duplex; and the demolition of a 713 square foot single-family residence, one-car garage, and 120 square foot storage shed at the rear of the lot. The project includes eight covered and one uncovered parking spaces.)

(Review After Final for "as-built" roof change for carport.)

REVIEW AFTER FINAL**B. 3535 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-053-001
Application Number: MST2006-00275
Owner: Ontare Land Partners LP
Architect: Lenvik & Minor
Business Name: Hand Car Wash

(Proposal for a 180 square foot equipment enclosure to the rear of an existing 1,250 square foot commercial building. Also proposed are two trellises and an entry awning, new exterior paint.)

REVIEW AFTER FINAL**C. 737 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-150-019
Application Number: MST2003-00636
Owner: Anapamu Properties, LLC
Architect: Brian Cearnal

(This is a revised proposal from the notice sent 3/12/04. Proposal for six residential condominium units with two-story elevations and third floor roof decks that will result in a total of 9,340 square feet of residential units with twelve parking spaces on a 12,750 square foot lot at the corner of Anapamu Street and Nopal Street. The proposal includes zoning modification requests to allow encroachments into the required front and rear yard setbacks and a reduction in the required distance between buildings. The proposal includes the demolition of the existing 4,112 square foot single-story 14-bedroom residential care facility.)

(Review After Final for bus bench.)

REFERRED BY FULL BOARD**D. 412 OLD COAST HWY**

R-3/SD-3 Zone

Assessor's Parcel Number: 017-343-002
Application Number: MST2004-00776
Owner: Mario Abonce
Architect: Jose Esparza

(Proposal to demolish an existing 252 square foot garage and construct a detached two story 1,119 square foot residential unit with a 50 square foot second-story deck, 43 square foot porch, and an attached 441 square foot two car garage and a 252 square foot one-car garage. There is an existing one story 1,413 square foot residential unit on a 6,413 square foot lot located in the non-appealable jurisdiction of the Coastal Zone.)

(Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 037-06.)

REFERRED BY FULL BOARD**E. 1022 CARPINTERIA ST**

R-2 Zone

Assessor's Parcel Number: 017-213-005
Application Number: MST2006-00216
Owner: Joseph G. and Mary F. Chumbrek Trustees
Applicant: Thomas Beaudette

(Proposal to convert an existing 477 square foot detached accessory structure to a second residential unit on a 11,250 square foot lot with an existing 1,409 square foot single-family residence. The proposal also includes a new detached 1,196 square foot two-story structure which consists of a two-car garage with a workshop on the first floor and a storage loft above and a new one-car carport. Also proposed is one uncovered parking space and 115 cubic yards of grading outside the main building footprint.)

(Final Approval is requested.)

FINAL REVIEW**F. 1130 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-004
Application Number: MST2005-00376
Owner: Santa Barbara Bowl Foundation
Agent: Fermina Murray
Architect: Lori Kari

(Proposed change of use. The project requires Planning Commission approval of a Conditional Use Permit. Proposed future uses (Phase 1) include temporary storage and staging for Santa Barbara Bowl functions. Phase 2 may include relocation of the box office and construction of a grand pedestrian walkway. The existing house, two greenhouses, and one lath house have been demolished. The stone walls and stone steps will remain. This project includes placement of two portable 160 square foot metal storage containers, gravel-surface parking for 5 cars, installation of a fence and landscape screening. The project is located on a 29,644 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 048-06.)

REFERRED BY FULL BOARD**G. 404 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-340-014
Application Number: MST2006-00502
Owner: Rhodey J. and Cynthia L. Moxley Trustees
Architect: Hugh Twibell

(Proposal for 84 square feet of first floor additions to an existing 1,556 square foot single family residence with an attached 410 square foot two-car garage on a 12,676 square foot parcel in the Hillside Design District. The project will result in a 2,050 square foot residence, including garage. Also proposed is construction of two trellises. A modification is requested to allow the additions to the residence to encroach into the required open yard.)

(Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

FINAL REVIEW**H. 2027 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-322-002
Application Number: MST2006-00167
Owner: Ferer-Nissenson Family Living Trust
Architect: W. David Winitzky

(Proposal for additions to an existing 3,480 square foot single family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front yard setback on Green Lane: location of the garage and accessory structure in the front yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.

CONTINUED ITEM**I. 1133 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-282-006
Application Number: MST2007-00060
Owner: Alphonso V. Sanchez,
Architect: Eric Swenumson

(Proposal for 430 square feet of "as-built" additions to an existing 2,097 square foot single-family residence and attached 512 square foot two-car garage on a 12,710 square foot lot in the Hillside Design District. Modifications are requested for the project's encroachment into the front and interior setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

CONTINUED ITEM**J. 1018 ROBLE LN**

E-1 Zone

Assessor's Parcel Number: 019-241-007
Application Number: MST2006-00347
Owner: Dan and Mary McCammon
Architect: Amy Von Protz

(Proposal to remodel existing patio enclosure and retaining walls, add a wooden pergola, and add decorative elements to the existing front entry. The existing 2,989 square foot, two-story, single-family residence is located on an 8,148 square foot lot in the Hillside Design District. Modifications are requested for the pergola and retaining wall remodel to be located in the front yard setback, and for overheight walls.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONTINUED ITEM**K. 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.)

CONTINUED ITEM**L. 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 and one new parking space and interior remodel.)

NEW ITEM**M. 1502 SAN ANDRES ST**

C-P Zone

Assessor's Parcel Number: 043-251-017
Application Number: MST2007-00166
Owner: Moralez Property Enterprises Incorporated

(Proposal to install a new ADA entrance door, add windows to replace the existing bay doors and reconfigure the existing parking area.)