



# 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, May 21, 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](http://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. 617 GARDEN ST** C-M Zone

Assessor's Parcel Number: 031-152-025  
 Application Number: MST2002-00257  
 Owner: Santa Barbara Mental Health Association  
 Applicant: Ann Marie Cameron  
 Architect: Hochhauser and Blatter  
 Agent: Suzanne Elledge Permit Processing  
 Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

**(Review After Final for Fellowship Courtyard revised layout, rooftop equipment (mechanical well), exterior plaster control joints and balcony support bracket detail.)**

**REVIEW AFTER FINAL****B. 931 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 029-330-021  
Application Number: MST2006-00187  
Owner: Oscar R. Ball  
Agent: Steve Morando

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace The roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

**(Review After Final to widen driveway, remove and replace retaining wall, replace windows and doors, and remodel interior.)**

**REVIEW AFTER FINAL****C. 1604 LOMA ST** E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014  
Application Number: MST2006-00600  
Owner: Kieran and Amy Maloney  
Applicant: Studio G Design  
Contractor: Michael Vining

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single-family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

**(Review After Final for demolition and rebuilding of the residence with minor fenestration changes at rear of residence and west elevation; landscape changes at rear of residence.)**

**REVIEW AFTER FINAL****D. 2530 MESA SCHOOL LN** E-3/SD-3 Zone

Assessor's Parcel Number: 041-292-039  
Application Number: MST2004-00618  
Owner: Vanessa Kirker  
Applicant: Bill Poehler  
Owner: Harry Wright

(Proposal to move an existing garage 6'-6" to the west to allow for new 10' ingress/egress easement to serve a new parcel of a 2 lot subdivision which created a 12,050 square foot lot and a 7,950 square foot lot. A modification was approved for street frontage at Planning Commission. Design Review is a Conditions of Approval by City Council.)

**(Review After Final for revised floor plan and window and door placement for the SFR on parcel 2.)**

**FINAL REVIEW****E. 1140 GARCIA RD**

E-1 Zone

Assessor's Parcel Number: 029-283-011  
Application Number: MST2006-00660  
Owner: Jose Elios and Noemi Vaquez  
Architect: Jose Esparza

(Proposal for a 217 square foot addition to an existing 2,146 square foot single-family residence with a 383 square foot attached garage on 11,213 square foot lot in the Hillside Design District. The proposal also includes the replacement of the existing 311 square foot second-story deck with a 70 square foot deck addition and a new 463 square foot first-story deck and 100 square feet of new storage on the first-floor.)

**FINAL REVIEW****F. 12 FRANCISCO DR**

A-1 Zone

Assessor's Parcel Number: 055-141-015  
Application Number: MST2006-00313  
Owner: Andrew D Norris III and Sally Sheridan  
Designer: Eric Knight

(Proposal for a one-story, 532 square foot addition to an existing 2,634 square foot one-story residence with attached 441 square foot two-car garage located on a 40,595 square foot lot in the Hillside Design District.)

**REFERRED BY FULL BOARD****G. 40 PINE DR**

E-3/PUD Zone

Assessor's Parcel Number: 049-100-019  
Application Number: MST2004-00676  
Owner: Justin and Michelle Pawl  
Agent: L & P Consultants  
Applicant: Michael Stroh

(Proposal to construct a 412 square foot detached two-car garage for an existing 1,686 square foot single-family residence on a 11,216 square foot parcel. This proposal was part of an earlier project approved at Planning Commission on July 20, 2006: Proposal to merge and resubdivide two existing parcels. One parcel is presently 15' wide & 129.7' long (1,942 SF) and provides access to the second parcel (20,839 SF). Resubdivision would result in 2 parcels, one 11,216 SF and the other 11,565 SF.)

**(Final Approval is requested.)**

**(PROJECT REQUIRES CONFORMANCE WITH PLANNING COMMISSION RESOLUTION 032-06.)**

**CONTINUED ITEM****H. 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.)

**NEW ITEM****I. 3815 STATE ST G-39**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00245  
Owner: Patricia S. Nettleship Trustee  
Applicant: The Conceptual Motion Company  
Architect: RSP Architects  
Business Name: Solstice

(Proposal for a tenant improvement in space G-139 in La Cumbre Plaza.)

**REFERRED BY FULL BOARD****J. 1011 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-241-023  
Application Number: MST2006-00199  
Owner: Jackintell Living Trust 6/14/98  
Applicant: Pacific Coast Civil

(Proposal to construct a new driveway to the existing home at 1011 Arbolado Road. The proposal includes the construction of retaining walls with safety railing along both sides of the driveway, the removal of one oak tree within the road right of way, and approximately 55 cubic yards of cut and 55 cubic yards of fill grading on the 15,833 square foot lot in the Hillside Design District. A modification is requested for retaining walls and railings over the maximum allowed height.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**