



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.

Tuesday, May 29, 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. 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 & 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. 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 an 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.)

REVIEW AFTER FINAL**D. 817 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Owner: Frederick M. and Jane Paulson Trustees
Architect: Peter Becker

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-additions, demolition of 635 square feet at the first-floor family room which includes converting it to an open terrace, and demolishing 35 square feet on the second-floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

(Review After Final to 1. extend stair hall. 2. add outdoor fireplace. 3. add fireplace in family room & revise windows. 4. revise roofline on accessory building to keep existing. 5. revise pergola at entry. 6. add entry gates 7. revise various doors and windows as clouded on plans.)

FINAL REVIEW**E. 1429 SAN MIGUEL AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-029
Application Number: MST2007-00045
Owner: Christine H. McTague
Applicant: Thomas Ochsner

(Proposal to construct a second-floor 405 square foot accessory space over an existing detached two-car garage on a 10,455 square foot lot with an existing 2,190 square foot single-family residence.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

FINAL REVIEW**F. 500 FOWLER**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2005-00394
Owner: City of Santa Barbara
Agent: Jeff McKee
Landscape Architect: David Black

(Proposal to construct a World War II Aviator Memorial Area. The project consists of a 7 foot 4 inch tall monument, enhanced paving, hardscape, a viewing area and landscaping changes on the Santa Barbara Airport property to the east of the long-term parking area located in the appealable jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-06.)

FINAL REVIEW**G. 3408 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 053-322-009
Application Number: MST2004-00704
Owner: Deborah D. Hart
Applicant: David Tabor

(Proposal to convert an existing two-story, mixed-use building consisting of 3,522 square feet (net) of office space on the first-floor and 3,727 square feet- four (4) two-bedroom apartments on the second-floor, into five condominium units.)

CONTINUED ITEM**H. 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 Solstice sunglass boutique tenant improvements at existing tenant space G-139, La Cumbre Plaza. Maintain existing gross/net square footage and all existing elements of building envelope. Applicant will bring samples to meeting.

(Second Concept Review.)

CONTINUED ITEM**I. 2 SKYLINE CIR** E-1 Zone

Assessor's Parcel Number: 041-174-001
Application Number: MST2007-00203
Owner: Malgorzata Janczewska-Laszuk
Applicant: Homes By Holmes
Contractor: Homes By Holmes

(Proposal new secondary unit and for basement remodel to habitable space (as-built) of 476 square feet. New doors and windows. Grading for new patio, retaining wall and fence.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

NEW ITEM**J. 1103 B SENDA VERDE** E-3 Zone

Assessor's Parcel Number: 049-040-054
Application Number: MST2007-00223
Owner: American Baptist Homes of the West
Architect: Craig Burdick

(Proposal for an 85 square foot addition and a 120 square foot interior remodel for a two-bedroom, two bathroom residential unit.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**K. 51 CASS PL** A-F/SD-3 Zone

Assessor's Parcel Number: 073-303-0BL
Application Number: MST2007-00260
Owner: City of Santa Barbara

(Proposal to replace existing roll up doors, addition of roll-up door.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**L. 615 SUNRISE VISTA WAY** E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023
Application Number: MST2007-00261
Owner: Bachir and Ellen Jirari Trustees

(Proposal to reduce scale and scope of addition project previously approved under MST2006-00261. Scope of work now consists of interior remodel and revised floor plan, additions of 237 square feet.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

FINAL REVIEW**M. 231 S ALISOS ST** R-3 Zone

Assessor's Parcel Number: 017-252-025
Application Number: MST2006-00415
Owner: Iluminada L. Torina
Architect: Dawn Sherry

(Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.)

NEW ITEM**N. 1222 MIRAMONTE DR**

E-1 Zone

Assessor's Parcel Number: 035-360-043
Application Number: MST2007-00268
Owner: Stamatina N. Pearson
Agent: Carol Carpenter

(Proposal for paint and window changes for a single-family residence located in the Hillside Design District. The project is part of the Housing Rehab Loan Program.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REVIEW AFTER FINAL**O. 822 N VOLUNTARIO ST**

Assessor's Parcel Number: 031-060-042
Application Number: MST2005-00140
Engineer: Penfield and Smith
Owner: Gregory R. and Deborah J. Tice
Architect: Thomas Hashbarger
Agent: Jessica Grant

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

(Final Review of landscaping, Review After Final for change to windows and planter boxes.)