



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, June 04, 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.

NEW ITEM

A. 728 E YANONALI ST

M-1 Zone

Assessor's Parcel Number: 017-081-020
Application Number: MST2007-00235
Owner: ASTI Properties
Architect: Richard Six Lenvik & Minor

(Proposal to add a new parking space and remodel the interior of an existing office.)

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

NEW ITEM

B. 121 E HALEY ST

P-R Zone

Assessor's Parcel Number: 031-201-004
Application Number: MST2007-00271
Owner: City of Santa Barbara
Applicant: Billy Goodnick

(Proposal for new seating, a playground, paths, fence, landscaping and irrigation improvements to Plaza Vera Cruz.)

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

REVIEW AFTER FINAL**C. 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**D. 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**E. 1120 ARBOLADO RD** E-1 Zone

Assessor's Parcel Number: 019-220-010
Application Number: MST2006-00276
Owner: Sean Hecht
Designer: AB Design Studio, Inc.
Contractor: John Moffet

(Proposal to construct a new swimming pool, a 410 square foot detached two-car garage, a 325 square foot cabana, and related hardscape in the front of the 11,264 square foot lot in the Hillside Design District. The existing front-yard swimming pool, walkway, stairs, and patio area will be demolished. A modification is requested for encroachment of the cabana into the front-yard setback.)

(Review After Final for: 1) widen garage toward accessory structure, increasing size by 60 square feet 2) remove stair between garage and pool, accessing upper deck above accessory structure 3) lower the finished floor of accessory structure and garage 4) raise pool and patio area 18 inches including foundations, and adjust adjacent grade to maintain previous retaining wall height)

CONTINUED ITEM**F. 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.)

NEW ITEM**G. 1048 LAS ALTURAS RD** A-1 Zone

Assessor's Parcel Number: 019-130-010
Application Number: MST2007-00262
Owner: Roger P. Craton
Architect: Duffy Smith

(Proposal for a 52 square foot addition, conversion of 173 square feet of deck to habitable space, convert portion of existing garage to be an entry and laundry, remodel existing kitchen and breakfast area, and replace kitchen, breakfast, and dining windows.)

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

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

NEW ITEM**H. 121 VISTA DEL MAR DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 047-051-008

Application Number: MST2007-00272

Owner: Timothy R. Park

Architect: Duffy Smith

(Proposed reconstruction of an existing deck and a new retaining wall at the rear of the property, adjacent to a revetment.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND APPROVAL OF A COASTAL EXCLUSION.)