



# 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 18, 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.

#### FINAL REVIEW

**A. 927 MEDIO RD**

E-1 Zone

Assessor's Parcel Number: 029-261-010  
Application Number: MST2006-00760  
Owner: Margaret Casey Trust  
Applicant: Thomas Ochsner

(Proposal for a new concrete pad and wood deck for an above-ground prefabricated pool located on a hillside to the rear of the property. The project, located on a 10,500 square foot parcel in the Hillside Design District, includes new retaining walls, a new planter, and 185 cubic yards total of cut and fill grading. A modification is requested for the project to encroach into the required open yard.)

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

**REVIEW AFTER FINAL****B. 32 E PADRE ST**

E-1 Zone

Assessor's Parcel Number: 025-312-045  
Application Number: MST2005-00366  
Owner: Boesch Christine  
Architect: Thompson Naylor Architects

(Proposal to construct a 636 square foot addition under the existing two-car garage and to construct an attached 230 square foot one-story addition to the rear of the existing residence and to construct two new decks at 172 square feet. This project is in the Mission Area Design District.)

**(Review After Final for 1. Installation of a portable spa. 2. Extending an existing deck and railing. 3. Substituting an at-grade concrete patio for an approved wood deck.)**

**REVIEW AFTER FINAL****C. 632 SANTA BARBARA ST**

C-M Zone

Assessor's Parcel Number: 031-152-020  
Application Number: MST2006-00566  
Owner: John Jill Shalhoob  
Architect: W. David Winitzky  
Business Name: Shalhoob

(Proposal for a 74 square foot addition and 69 linear feet of courtyard walls with a gate, new trellis, planters and lighting for outdoor dining courtyard on a 2,697 square foot commercial lot. The proposal also includes one 66 square foot "as-built" storage structure and one 64 square foot "as-built" storage structure located at the rear of the lot.)

**(Review After Final to raise the roof of the bathroom addition, change the exterior material from wood to plaster, and tile the trellis with two-piece mission tile.)**

**FINAL REVIEW****D. 515 N QUARANTINA ST**

C-M Zone

Assessor's Parcel Number: 031-222-022  
Application Number: MST2007-00087  
Owner: Toscan Family Trust  
Architect: Lenvik and Minor  
Applicant: Lenvik and Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

**FINAL REVIEW****E. 3883 LA CUMBRE PLAZA LN** C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036  
Application Number: MST2007-00046  
Owner: Grace Lutheran Church of Santa Barbara  
Applicant: Eva Turenchalk  
Architect: Klawiter and Associates  
Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

**(Review of lighting.)**

**FINAL REVIEW****F. 2540 SELROSE LN** E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-035  
Application Number: MST2006-00533  
Owner: Frank E. Wascoe  
Architect: Richard Thorne

(Proposal to construct a 3,045 square foot two-story single-family residence, attached two-car garage and 102 square feet of storage, a 357 square foot second-story deck, and a detached 273 square foot accessory structure. The proposal includes demolition of the existing 1,531 square foot residence and 486 square foot garage, and 237 cubic yards of grading. Planning Commission approval of a Coastal Development Permit is requested.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE WITH PLANNING COMMISSION RESOLUTION #009-07.)**

**FINAL REVIEW****G. 628 PICO AVE** R-3 Zone

Assessor's Parcel Number: 031-103-006  
Application Number: MST2006-00148  
Owner: Rafael and Maria Lopez  
Applicant: Frank Medina  
Architect: Greg Christman

(This is a revised project description: Proposal for a second single-residence on the rear of a 6,750 square foot lot with an existing one-story 1,056 square foot single-family residence. Proposed are a two-story 1,405 square foot single-family residence and an attached 457 square foot two-car garage and detached 176 square foot one-car carport. The proposal includes demolition of the existing 209 square foot carport.)

**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. Single level mall. Maintain existing gross/net square footage and all existing elements of building envelope. **Applicant will bring samples to meeting.**)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

**NEW ITEM****I. 110 SKYLINE CIR**

P-R Zone

Assessor's Parcel Number: 041-140-003  
Application Number: MST2007-00289  
Owner: City of Santa Barbara  
Applicant: Linda Sumansky

(Proposal to replace the existing 10 foot high chain link fence with a 10 foot high "shepard's hook" fence at the City's Escondido Reservoir.)

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

**NEW ITEM****J. 1 VIA ENCANTO**

A-1 Zone

Assessor's Parcel Number: 015-010-039  
Application Number: MST2007-00265  
Owner: Mark and Diana M. Vestal  
Agent: Louis Robinson

(Proposal to permit an "as-built" 305 square foot accessory building on a lot with an existing 3,500 single-family residence located in the Hillside Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**NEW ITEM****K. 113 W MISSION ST**

C-2 Zone

Assessor's Parcel Number: 025-363-005  
Application Number: MST2007-00275  
Owner: David C. Nordahl,  
Business Name: Edward Jones  
Applicant: Dave Nordahl

(Proposal for a canvas awning above the first floor of a two-story office building. Signage on the awning is proposed for review by the Sign Committee. )

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

**REVIEW AFTER FINAL****L. W MISSION ST**

R-4 Zone

Assessor's Parcel Number: 043-010-0RW  
Application Number: MST2006-00041  
Owner: City of Santa Barbara  
Engineer: MNS Engineers, Incorporated  
Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound Highway 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

**(Review After Final for changes to landscaping, walls, and hardscaping.)**