



# 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, July 24, 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. 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 for addition of flat panel fixed skylights at court yard cover.)**

**REVIEW AFTER FINAL****B. 1424 SALINAS PL**

R-2 Zone

Assessor's Parcel Number: 015-223-001  
Application Number: MST2004-00699  
Owner: Martin M. Munoz  
Architect: Jose Esparza

(Proposal to construct a new detached 1902 square foot two-story residential unit with 123 square feet of porch/deck area and an attached 454 square foot two-car garage. There is an existing 1,399 square foot residential unit with 432 square feet of porch/deck area and an attached 546 square foot two-car garage on an 8,450 square foot lot.)

**(Change retaining wall in the public right-of-way area from keystone retaining wall system to block retaining wall with stone cap.)**

**REVIEW AFTER FINAL****C. 3825 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00080  
Owner: Nettleship Patricia S Trustee  
Designer: The Conceptual Motion Company  
Business Name: La Cumbre Plaza  
Owner: Macerich La Cumbre, LLC  
Owner: Trey Lindell

(Proposal for a curb extension of approximately 9' along approximately 280' of the existing Red Robin Restaurant at the front of the La Cumbre Plaza. The proposal includes the installation of 6 trees and decorative paving.)

**(Review proposed change of additional 50 feet of sidewalk extension to allow for more pedestrian walking space and outdoor seating for the restaurant and cafe.)**

**REVIEW AFTER FINAL****D. 112 W MICHELTORENA ST**

R-O Zone

Assessor's Parcel Number: 027-222-011  
Application Number: MST2007-00013  
Owner: Caron F. Miller  
Architect: Doug Beard

(Proposal for a 518 square foot remodel and a 27 square foot addition to the unit at the rear of the property and to demolish and replace the existing 400 square foot garage in the same footprint all on a 5,950 square foot lot developed with three residential units. New stairs and a patio at the rear of the property are included in the proposal.)

**(Review after final for removal of a proposed 27 square foot addition.)**

**CONTINUED ITEM****E. 415 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-304-020  
Application Number: MST2007-00349  
Owner: Nam Frank H. C. and Isako Trustees  
Applicant: Peter Chen  
Contractor: Kevin Hoffman  
Business Name: Hibachi Restaurant

(Proposal to change the existing exterior siding of the building to either wood siding or stucco, alter the existing landscaping, alter existing windows, and add exterior lighting to an existing commercial building.)

**CONTINUED ITEM****F. 1300 BLK SYCAMORE CANYON RD**

Assessor's Parcel Number: 019-340-0RW  
Application Number: MST2007-00067  
Owner: City of Santa Barbara  
Applicant: Omnipoint Communications  
Contractor: Karl Forrester

(Proposal for the installation of a T-Mobile wireless telecommunications facility on an existing utility pole located in the public right of way near 1254 Sycamore Canyon Road. The installation would consist of cross arms and 4 antennas attached to an existing utility pole, a meter pedestal on the ground, and an underground equipment vault.)

**(Preliminary Approval is Requested.)**

**(PROJECT REQUIRES A FINDING OF NO ADVERSE VISUAL IMPACTS.)**

**CONTINUED ITEM****G. 1137 CRESTLINE DR**

E-1 Zone

Assessor's Parcel Number: 049-183-008  
Application Number: MST2007-00103  
Owner: Richard I and Cynthia Marie Castaneda  
Architect: Jose Esparza

(Proposal to construct a 375 square foot one-story addition, a new entry porch, replace windows, and replace the roof. The existing 1,847 square foot one-story single-family residence and attached 441 square foot garage is located on a 12,890 square foot lot in the Hillside Design District.)

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

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

**NEW ITEM****H. 3851 STATE ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-011  
Application Number: MST2007-00350  
Owner: Macerich La Cumbre, LLC  
Applicant: Leslie Burnside

(Proposal to install an ATM in the exterior wall of Wachovia Bank.)

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

**NEW ITEM****I. 2718 DE LA VINA ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-220-014  
Application Number: MST2007-00359  
Owner: Peter and Elvira Bohle Trustees  
Business Name: Bills Audio, Video and TV

(Proposal for an exterior color change to an existing commercial building.)

**NEW ITEM****J. 100 BLK S SOLEDAD ST**

Assessor's Parcel Number: 017-221-ORW  
Application Number: MST2007-00365  
Owner: City of Santa Barbara  
Applicant: Amy Burgard

(The City of Santa Barbara Creeks Division is constructing a bioswale at the end of South Soledad St. adjacent to Sycamore Creek. The project location is at the end of the City right of way in the 100 block of S. Soledad. Construction will include digging at bioswale, planting in the bioswale, replacing transportation barrier with sandstone boulders. Bioswale will treat run-off which currently flow over the street and into the creek.)

**(Review of Landscaping proposal.)**

**FINAL REVIEW****K. 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.)

**(Final Review of Landscaping.)**