



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 next regular Full Board meeting. 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, October 08, 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. 1729 CALLE BOCA DEL CANON

R-1 Zone

Assessor's Parcel Number: 041-052-065
Application Number: MST97-00351
Agent: Syndi Souter
Applicant: Thomas Felkay
Architect: Dennis Thompson

(Renewal of a previous approval for a 2,510 square foot three-story residential unit on a 5,842 square foot lot with an existing 632 square foot residential unit to be converted to a two-car garage. The project includes less than 50 cubic yards of grading and is located within the Hillside Design District.)

(Review After Final for as-built minor exterior changes to windows, master bath, relocation of utility room wall, and garage finishes.)

REVIEW AFTER FINAL**B. 601 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00190
Owner: FAEC Holdings, LLC
Applicant: Karen Quinn, BDC Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

(Landscaping review continued.)

REFERRED BY FULL BOARD**C. 218 SANTA BARBARA ST B****OC/SD-3 Zone**

Assessor's Parcel Number: 017-710-010
Application Number: MST2007-00234
Owner: Walstad Orlow Medwin III
Architect: Paul Zink

(Proposal to convert an existing 231 square foot third-story deck to habitable space and to remodel the interior of an existing two-bedroom residential condominium unit, resulting in a three-bedroom unit. The project in the 40-unit Villa del Mar condominium complex is located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals of a coastal development permit and a modification for alterations in the rear setback are requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 067-07 FOR MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)

CONTINUED ITEM**D. 1568 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Agent: Bob Goda
Contractor: Russell Banko Design and Construction
Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence and an attached 557 square foot garage on a vacant 14,296 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels [APN 035-180-084 and -085].)

(Project received Preliminary Approval on 6/4/2007. Final Approval is requested. Landscaping Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

REFERRED BY FULL BOARD**E. 2515 - 2519 ORELLA ST.****R-3 Zone**

Assessor's Parcel Number: 025-021-007
Application Number: MST2007-00038
Owner: John J. Holehouse
Architect: Jyl Ratkevich

(Proposal to convert two one-story duplexes and one one-story triplex residential unit to condominiums. The proposal includes small additions to each unit, new paving and landscaping, and conversion of an existing 219 square foot detached garage to storage space. Seven parking spaces and one guest parking space are proposed. The proposed project would total 3,094 square feet on a 12,816 square foot parcel. Exceptions to the physical standards for condominium conversions include one of the units being undersized, and having less than the required number of parking spaces. Planning Commission approvals are requested for modifications for alterations of openings within both interior yard setbacks and the change of use from garage to storage space.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 037-07.)

REFERRED BY FULL BOARD**F. 718 E MASON ST****M-1 Zone**

Assessor's Parcel Number: 017-121-005
Application Number: MST2007-00056
Owner: Avalos Dora Ontiveros
Owner: Jaime Melgoza
Architect: Rex Ruskauff

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces would be provided in a parking lot at the rear.)

(Landscaping Review.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS AND COMPLIANCE WITH SOILS REPORT DATED 9/12/2007.)

CONTINUED ITEM**G. 521 SANTA BARBARA ST C-M Zone**

Assessor's Parcel Number: 031-201-009
Application Number: MST2007-00008
Owner: David Willows
Architect: Ron Sorgman

(Proposal to demolish and re-build an existing 1,411 square foot two-story single-family residence on a 2,408 square foot lot. The building is proposed to be centered on the site, which results in modification requests for encroachments into the interior yard setbacks. The existing residence was legal non-conforming with no on-site parking and one garage parking space is proposed.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 065-07.)

NEW ITEM**H. 811 SAN PASCUAL ST R-3 Zone**

Assessor's Parcel Number: 037-022-011
Application Number: MST2007-00485
Owner: Theodore and Nina Toedte
Applicant: Y.S. Kim

(Proposal to abate enforcement case [ENF2006-00504] and return as-built conversions of habitable space back to 3 garages, remove existing shed from within the setback and reducing the wall and hedge to a max height of 3.5 feet. There will be one two-car garage with a 16x7 garage door and two one-car garages with an 8x7 and 9x7 garage door. The existing 9x7 one-car garage door will be relocated to the 603 Del Monte garage location and a new 16x7 two-car garage will be installed at the residence fronting San Pascual Street. A new 8x7 one-car garage will be installed at the 811 San Pascual Street address. The sizes of the garages are acceptable as legal nonconforming. The project also includes the removal of an existing gate and a new driveway to allow access to the new two-car garage; the removal of the existing wall to be replaced with a new 2x4 stud wall, and the existing hedge will be reduced to be a maximum height of 3.5 feet.)

(Proposal to abate enforcement case and return as-built habitable space back to garages.)

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