



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 22, 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. 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-floor additions, demolition of 635 square feet at the first-floor family room which includes converting it to an open terrace, demolition of 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 demolition of 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 abatement of violations listed in ENF2005-01150 and ZIR2005-00926).

(Review After Final for changes to the original proposed retaining wall.)

REVIEW AFTER FINAL**B. 3500 MCCAWE AVE****P-R/SD-2 Zone**

Assessor's Parcel Number: 051-230-005
Application Number: MST2006-00230
Owner: City Of Santa Barbara
Agent: Bob Sedivy
Applicant: Scott Jorgenson
Architect: Robert Grant
Business Name: Santa Barbara Golf Club

(Proposal for a 1,812 square foot one-story addition to the existing one-story Santa Barbara Golf Club maintenance building. The proposal includes remodeling the existing restroom for ADA compliance, replacing the existing skylights, and addition of new gutters and downspouts. The project requires Development Plan Approval findings at ABR.)

(Review After Final for minor exterior changes, including a door on the west facade, removal of exterior lighting and security screen, a decrease in the width of the awning, and the relocation of ADA parking.)

FINAL REVIEW**C. 718 E MASON ST****M-1 Zone**

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

(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 will be provided in a parking lot at the rear of the lot. Parking is in compliance for 1 space per 500 square feet of total square footage. The project requires Development Plan Approval Findings by the Architectural Board of Review for commercial construction between 1,000 to 3,000 square feet.)

(Final Approval is requested.)

CONTINUED ITEM**D. 510 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-020
Application Number: MST2007-00302
Applicant: Michael Paveloff
Architect: Lenvik & Minor
Owner: Michael Paveloff

(Proposal to reinstate expired ABR approval to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Modifications are requested to: 1) change the existing building's use and 2) encroach into the interior yard setback.)

(Reinstate expired ABR Approval.)

(PROJECT REQUIRES COMPLIANCE WITH THE STAFF HEARING OFFICER RESOLUTION NO. 079-07.)

NEW ITEM**E. 2010 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-009
Application Number: MST2007-00501
Owner: Levon Investments LLC
Architect: Cearnal, Andrulaitis LLP

(Proposal for a facade remodel and change of use of a previously approved storage space to be converted to a 709 square foot retail space in the Mesa Shopping Center. The addition of a storefront, entry door, windows, restroom, and changes in the electrical system are proposed in the façade remodel.)

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

NEW ITEM**F. 618 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-171-009
Application Number: MST2007-00519
Owner: Rose F. Cretti Delkener, 2004 Trust
Applicant: Mountain Electric

(Proposal to relocate the existing electrical meter to the front of the building, as requested by Southern California Edison.)

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

REVIEW AFTER FINAL**G. 308 PALM AVE****M-1 Zone**

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya and Erin Lozano
Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. The proposal includes minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. Development Plan Approval is requested.)

(Review After Final for minor exterior changes and landscaping.)

REVIEW AFTER FINAL**H. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Inc.
Architect: Cearnal, Andrulaitis LLP

(Proposal for exterior renovations to the Mesa Shopping Center.)

(Review After Final for minor revisions to landscaping plans. The proposal involves deleting the original proposed Erythrina species and the addition of Phoenix reclinata species.)

REVIEW AFTER FINAL**I. 1703 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00018
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren and Associates

(See MST2003-00227 for master case. Proposal to construct a 4,484 square foot single-family residence at 1703 La Vista Del Oceano [Lot 2] with a 713 square foot two-car garage on a 43,738 square foot lot in the Hillside Design District.)

(Review After Final for proposal to remove the pool and replace with landscaping.)

REFERRED BY FULL BOARD**J. 25 DAVID LOVE PL**

Assessor's Parcel Number: 073-080-050

Application Number: MST2006-00656

Owner: City Of Santa Barbara

Applicant: Leif Reynolds, Project Engineer

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

(Landscaping review. Project received Final Approval of architecture on 10/15/07. Final approval of project pending approval of landscaping.)

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

Assessor's Parcel Number: 029-142-019

Application Number: MST2007-00190

Owner: FAEC Holdings 390026, 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.)
