



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, April 07, 2008

1:00 P.M.

630 Garden Street

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
RANDY MUDGE (Consent Calendar Representative)
DAWN SHERRY (Consent Calendar Representative)
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

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.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

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. If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website to verify closure dates.

AMERICANS WITH DISABILITIES ACT: 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.

NOTICE: That on April 3, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

REVIEW AFTER FINAL**A. 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.)

(Review After Final for a change to the rear roll up door; deleted window on east elevation; and additional man door on south elevation.)

CONTINUED ITEM**B. 2780 STATE ST 1****R-O Zone**

Assessor's Parcel Number: 051-600-001
Application Number: MST2008-00110
Owner: Robertson 2002 Family Trust
Architect: Peter Ehlen

(Proposal to add 920 square feet of asphalt shingle roofing, to match existing, over the existing exposed roof well between the existing commercial buildings C and D.)

(Preliminary Approval granted on 3/31/08. Final Approval is requested.)

REFERRED BY FULL BOARD**C. 119 SKYLINE CIR****E-1 Zone**

Assessor's Parcel Number: 041-171-008
Application Number: MST2006-00522
Owner: Marc Tappeiner
Architect: Shubin and Donaldson

(Proposal to demolish an existing 2,356 square foot two-story single-family residence and carport and construct a 2,944 square foot three-story single-family residence including a 699 square foot basement and attached 445 square foot two-car garage. The proposal includes 420 cubic yards of grading inside the building footprint, and 120 cubic yards elsewhere on the 4,776 square foot lot in the Hillside Design District. The below-grade basement and garage allows a reduction in the FAR calculation for a total square footage of 2,595 which is 99% of the maximum FAR.)

(Preliminary Approval granted on 3/10/08. Final Approval is requested.)

REFERRED BY FULL BOARD**D. 403 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-343-010
Application Number: MST2007-00645
Owner: Richard Spann
Architect: Harrison Design Associates

(Proposal for multiple broadcasting antennas for an emergency radio station to be mounted on the north side of the existing three-story commercial building. The total height of the proposed antennas will be 12 feet and will extend approximately 5 feet off the building. It will occur at 22 feet above the base of the existing unit and will not project beyond the existing roof line. The project does not propose any architectural changes to the existing commercial building.)

(Preliminary Approval granted on 3/10/08. Final Approval is requested.)

NEW ITEM**E. 1701 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-153-011
Application Number: MST2008-00146
Owner: Paulette Bermant

(Proposal to construct two new second-story French Juliette balconies on the rear of an existing duplex within existing window sizes. Each balcony would be 2' x 6', resulting in a total of 24 square feet of new balcony space. Also, abate violation noted in ZIR2007-00407, garage is now accessible.)

(Concept Review.)

REVIEW AFTER FINAL**F. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-020
Application Number: MST2004-00791
Owner: American Tradition
Architect: Michael Caccese
Agent: Richard Fogg, Attorney

(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

(Review After Final for proposed changes to landscaping for visual requirements and incorporated V-ditch.)