



# City of Santa Barbara

## Planning Division

### **ARCHITECTURAL BOARD OF REVIEW** **CONSENT CALENDAR**

**Monday, May 05, 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  
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](http://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).

**NOTICE:**

**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). 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 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Please check our website under City Calendar 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.

**POSTING:** That on Thursday, May 1, 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](http://www.SantaBarbaraCa.gov/abr).

**NEW ITEM****A. 66 BARRANCA AVE 1****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018  
Application Number: MST2008-00153  
Owner: Sandoval Family Trust 7/30/03  
Applicant: Shoreline HOA  
Architect: CSA Architects  
Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone [SD-3]. The project includes the removal of rooftop parapets and new roofing, replace existing exterior wood siding with stucco, replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Dr. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER REVIEW OF A MODIFICATION.)**

**REVIEW AFTER FINAL****B. 32 N CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-030-016  
Application Number: MST2002-00069  
Owner: McCormix Corporation  
Designer: John Beauchamp  
Applicant: Design ARC

(Proposal to construct a new three-story 5,950 square foot warehouse and light manufacturing building to be built on a 11,363 square foot lot. The project includes an outdoor-screened storage area and eight uncovered parking spaces.)

**(Review After Final for revisions to as-built landscaping changes, exterior lighting fixtures, exterior paint and decorative tile color changes, changes to windows, fence and gate changes, rooftop AC equipment, backflow prevention device, and the addition of security cameras and electrical transformer.)**

**REVIEW AFTER FINAL****C. 235 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-181-001  
Application Number: MST2007-00650  
Owner: Peter C. Caldwell  
Architect: Dawn Sophi Ziemer

(Proposal for alterations of a pharmacy and doctor's office building to include a new flagstone paving and new awning over the front entrance on Pueblo Street; and a new display case and new door at the side entrance on Bath Street.)

**(Review After Final for the addition of a new ADA ramp and removal of existing hedge and tree.)**

**REVIEW AFTER FINAL****D. 1304 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-018  
Application Number: MST2007-00114  
Owner: Jammalamadaka Living Trust 10/12/01  
Architect: John Kelley

(Proposal for a 98 square foot addition to the existing 2,170 square foot two-story residence to create a new entry and relocation of an the enclosure of a stair. Additional floor area must be calculated for the removal of an existing interior stair. Volume of stair was only counted as floor area on one floor previously.)

**(Review After Final to reduce the entry tower roof element by four feet.)**

**REVIEW AFTER FINAL****E. 1604 LOMA ST E-1/R-2 Zone**

Assessor's Parcel Number: 027-152-014  
Application Number: MST2006-00600  
Owner: Kieran and Amy Maloney  
Applicant: Alex Ugrik

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single-family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

**(Review After Final for alterations to the entry porch to raise dormer roof 36 in., add stucco arches and columns, add post and beam to expand the arbor, remove existing kitchen window. Second-story alterations include a revised balcony and roof line and expansion of shed dormers.)**

**REVIEW AFTER FINAL****F. 1501 & 1503 CLIFTON ST. R-2 Zone**

Assessor's Parcel Number: 015-221-005  
Application Number: MST2007-00129  
Owner: Greg Sharp  
Architect: Lori Kari

(Proposal to convert the existing one-story 1,420 square foot duplex to a single-family residence with a 53 square foot addition and the construction of a 400 square foot detached two-car garage with 176 square foot accessory space. The proposal also includes demolition of an existing 500 square foot carport and a portable outbuilding. The project is located on a 9,610 square foot lot in the Hillside Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY THE STAFF HEARING OFFICER FOR OPEN YARD MODIFICATION.)**

**REVIEW AFTER FINAL****G. 626 DE LA VINA ST C-2 Zone**

Assessor's Parcel Number: 037-122-015  
Application Number: MST2007-00169  
Owner: John Eric. Savage  
Designer: Y.S. Kim  
Business Name: John Savage

(As built proposal to convert 470 square feet of an existing single-family residence to a commercial kitchen to be used for an off-site catering service, "C.S. Catering", as-built brick paving and hedge for the front yard, and as built fence removal. To comply with commercial kitchen standards, also proposed is construction of a handicap ramp, uncovered handicap parking space and rear exterior fire exit spiral staircase for this mixed-use project. Also, a rear spiral staircase and a new walkway lined with a one-foot high landscape planter which will act as a parking barrier for the front yard are proposed.)

**(Review After Final for the addition of a spiral stair case, changes to the handicap access ramp, landscaping, and as-built pavers in the driveway and front yard.)**