

CONTINUED ITEMA. 536 STATE ST C-M Zone

Assessor's Parcel Number: 037-173-001
Application Number: MST2007-00569
Owner: 536 State Street, LLC
Architect: Dawn Sherry
Business Name: Joe's Café

(Proposal to remove existing abandoned rooftop equipment and install four new air conditioning units and associated equipment. New equipment will be concealed behind a parapet and will not be visible from the street.)

(Review After Final of additional rooftop screening for existing HVAC equipment on the northwest elevation.)

FINAL REVIEWB. 1829 STATE ST C-2/R-4 Zone

Assessor's Parcel Number: 027-031-007
Application Number: MST2004-00132
Owner: Emmet J. Hawkes Family Trust
Architect: Tom Ochsner

(Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The existing 1,180 square foot residential unit located at 11 W. Pedregosa would be demolished. 2,539 net square feet of commercial space and six residential condominium units would be constructed. The project includes 23 parking spaces in a subterranean garage, which includes six, two care garages for the residential units, one guest parking space and 10 parking spaces for the commercial uses. The two parcels are proposed to be merged.)

(Final approval of lighting, bus shelter, and corner stairwell details is requested.)

REVIEW AFTER FINALC. 1727 PROSPECT AVE R-2 Zone

Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00517
Owner: Larson Family Trust
Architect: Amy Taylor

(This structure is eligible for Structure of Merit designation. Proposal to replace the existing exterior wood siding on the main residence with Hardi-shingle, replace existing windows in the same sized openings and configuration, and add a pair of double columns at the front porch. Also proposed is to add 152 square feet to an existing rear balcony and new stairs leading to the backyard.)

(Review After Final of the following changes: enlarge rear dormer by 38 square feet and change chimney material from brick to wood.)

NEW ITEM

- D. 424 STATE ST C-M Zone
Assessor's Parcel Number: 037-212-025
Application Number: MST2009-00404
Owner: Ray Mahboob
(Proposal to install a backflow device and Fire Department connection for new fire sprinkler system.)

NEW ITEM

- E. 1127 STATE ST C-2 Zone
Assessor's Parcel Number: 039-231-037
Application Number: MST2009-00406
Owner: SIMA Property Management
Applicant: David Levy & Associates
Architect: Christopher Hungerlund
(This is on the California Inventory of Historic Resources: San Marcos Court Building. Proposed new skylight and rooftop equipment for an existing commercial space.)

NEW ITEM

- F. 213 PASEO NUEVO C-2 Zone
Assessor's Parcel Number: 037-400-002
Application Number: MST2009-00400
Owner: Redevelopment Agency of Santa Barbara
Applicant: Kent Heiden
Architect: Tom Ochsner
Business Name: Pandora
(Proposed facade remodel of an existing tenant space at Paseo Nuevo. The remodel includes changing the existing windows, doors, and awnings. Signage to be reviewed under separate application.)

REVIEW AFTER FINAL

- G. 911 LAGUNA ST C-2 Zone
Assessor's Parcel Number: 029-301-012
Application Number: MST2007-00210
Owner: Mr. and Mrs. Nick Tomkins
Architect: Ray Ketzel
(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three story, single-family residence of 3,732 net square feet including a 796 square foot basement mechanical room and cellar, and a 440 square foot attached two-car garage. The project will require overall site grading of 439 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .74 on this commercially-zoned, 5,031 square foot parcel.)

(Review After Final of changes to approved landscape plan.)