



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, December 03, 2007

1:00 P.M.

630 Garden Street

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. Consent Calendar begins at 11:00 a.m. If applicants are not in attendance when their item is announced, the item will be moved to the end of the calendar agenda.

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.

Posting Notice: On Wednesday November 28, 2007 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

REVIEW AFTER FINAL

A. 581 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-281-007

Application Number: MST2007-00122

Owner: Gaylord J. Spreitz Trust 9/6/90

Architect: Dawn Sherry

(Proposal for a 437 square foot addition and remodel an existing one-story 2219 square foot single-family residence with an attached two-car garage on an 18,692 square foot lot.)

(Review After Final for modifications to retaining wall, shifting the proposed addition on the west elevation four feet to the south, and a new 260 square foot roof deck above the garage on the east elevation.)

REVIEW AFTER FINAL**B. 4200 CALLE REAL****R-3 Zone**

Assessor's Parcel Number: 059-240-020

Application Number: MST98-00749

Owner: Alicia Martin

Applicants: Ben Phillips and Amy Bayley

Architects: Karl Eberhard, David Kesterson, Mark Petit, and Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

(Review After Final for placement of a statue, a historic bell plinth, and replacement of the historic sign structure on the St. Vincent's site. Project requires compliance with Planning Commission Resolution No. 024-02.)

FINAL REVIEW**C. 2200 BLK OF MODOC RD****DUMMY Zone**

Assessor's Parcel Number: 025-090-0RW

Application Number: MST2007-00535

Applicant: Brian D'amour

Owner: City of Santa Barbara

(Proposal to enhance pedestrian safety by installing 16 lighting fixtures and 5 light poles on the pedestrian bridge that spans US 101 near Oak Park and along the pedestrian path that connects the bridge from Calle Real to Modoc Road.)

(Final Approval is requested.)

FINAL REVIEW**D. 2515/2517/2519 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. Final Approval is requested for both Architecture and Landscaping.)

CONTINUED ITEM**E. 614 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-293-004
Application Number: MST2006-00459
Owner: Claveria Bertha Trustee
Owner: Russ Banko

(Proposal for site improvements and minor exterior alterations to an existing commercial space on two adjacent parcels. Tenant improvements include new exterior doors and windows, new skylights and new exterior paint. Proposed site improvements include a new 680 square foot shed roof structure over open space, new gates and fences, a new parking design, and landscaping. Also proposed is a temporary 332 square foot commercial office to be relocated on site while alterations and improvements take place. Interior alterations are proposed under a separate building permit.)

(Review of exterior alterations and landscaping plans. Action may be taken if sufficient information is provided.)

NEW ITEM**F. 2130 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-012
Application Number: MST2007-00546
Owner: Marymount Academy Inc.
Architect: Kruger Bensen Zeimer, Inc.
Contractor: Macaluso Pools

(Proposal to reconstruct a swimming pool within the existing pool envelope and replace the pool deck with concrete material in a repeated flagstone detail to appear as the original as proposed in the historic resources report.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)