



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Actions on the Consent Calendar agenda are reported to the Full Board at the 3:00 p.m. meeting on the same day. 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, July 16, 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. 1250 BEL AIR DR

E-1 Zone

Assessor's Parcel Number: 049-231-012

Application Number: MST2004-00352

Owner: Norman and Emma Nyun-Han Trustees

Architect: Jose Esparza

(Proposal to construct a new 108 linear foot retaining wall on the west property line, not to exceed seven feet in height. Proposal to construct a second 121 linear foot retaining wall, not to exceed four feet in height at the rear of the property in addition to 144.3 cubic yards of grading. The residence is located in the Hillside Design District.)

(Review after final for landscape changes and addition of guardrail above retaining wall.)

Final Approval of the Review After Final with conditions: 1) wrought iron railing is not to exceed 36 inches from top of wall; 2) retaining wall height shall be a maximum of 4-foot 6-inch.

REFERRED BY FULL BOARD**B. 3815 STATE ST #G-37**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00198
Owner: Patricia S. Nettleship Trustee
Agent: Macerich Company
Business Name: Tiffany & Co.
Architect: Cortland Morgan Arch
Applicant: Conceptual Motion

(Proposal for a facade change for Tiffany & Co. in La Cumbre Plaza.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**C. 1501 & 1503 CLIFTON ST.**

R-2 Zone

Assessor's Parcel Number: 015-221-005
Application Number: MST2007-00129
Owner: Sharp Greg
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.)

(Final Approval is requested.)

Final Approval with conditions: 1) color board to be called out on plans; 2) compare to color sample submitted July 16, 2007.

REFERRED BY FULL BOARD**D. 1341 SKYLINE WAY**

E-1 Zone

Assessor's Parcel Number: 041-155-019
Application Number: MST2007-00061
Owner: Alan P. Fryer and Tommye Rita Trustees
Architect: Tony Xiques

(Proposed 1,280 square foot first and second-story additions to an existing 1,101 square foot two-story single-family residence in the Hillside Design District. The project includes demolition of the detached 392 square foot garage and construction of an attached 465 square foot garage.)

(Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**E. 1030 CACIQUE ST** R-3 Zone

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez
Agent: Kenneth Kruger

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two-car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

(Preliminary Approval is requested.)

Preliminary Approval with conditions: 1) colors and material to be shown on elevations; 2) remove brick walkway replace with standard concrete; 3) applicant to look into minimizing new curb cut to 16'.

NEW ITEM**F. 418 SANTA FE** E-1/E-3/S-H Zone

Assessor's Parcel Number: 035-191-050
Application Number: MST2007-00029
Owner: Housing Authority/City of Santa Barbara
Architect: Tom Moore

(Proposal to repair an asphalt pathway and replace/repair cracked sidewalks and retaining walls. The proposal also includes the following site improvements: the replacement of existing residential water lines, replacement of existing wooden fences, the removal of a ramp and installation of new steps, removal of the existing patio awning and construction of a wood trellis, and the addition of exterior lighting. There are no changes to the building footprints.)

Final Approval with the condition that applicant is to call out concrete color and extent of use.

NEW ITEM**G. 415 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-304-020
Application Number: MST2007-00349
Owner: Frank H. C. and Isako Nam Trustees
Applicant: Peter Chen
Contractor: Kevin Hoffman
Business Name: Hibachi Restaurant

(Proposal to change the existing exterior siding of the building to either wood siding or stucco, alter the existing landscaping, alter existing windows, and add exterior lighting to an existing commercial building.)

Preliminary Approval and continued one week to Consent Calendar with the following comments: 1) 1x6 "tongue and groove" vertical siding approved, as provided; 2) applicant to provide more window replacement details; 3) applicant to look into modifying windows at parking as needed to blend with new windows at "Reddick" and "Milpas;" 4) applicant to provide additional ground cover; 5) new store front door should have grid pattern to blend with new windows; 6) lighting texture select is approved.