



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

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, March 19, 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

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.

FINAL REVIEW

A. 1588 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 029-060-021

Application Number: MST2006-00623

Owner: William F. and Harriett C. Cook

Architect: Harrison Design Associates

(Proposal for a 470 square foot addition consisting of 257 square feet at the main floor level and a new lower floor of 213 square feet. Approval is requested for the unpermitted deck at the front of the residence. The existing 1,918 square foot one-story residence with attached garage is located on an 11,403 square foot lot in the Hillside Design District. Modifications are requested for encroachment of the addition and the deck into the required front-yard.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

FINAL REVIEW**B. 2016 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-162-002
Application Number: MST2001-00833
Owner: Jan Marco Von Yurt
Designer: Tony Xiques

(This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two-car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-03.)

CONTINUED ITEM**C. 836 W ARRELLAGA ST**

R-2 Zone

Assessor's Parcel Number: 043-211-013
Application Number: MST2006-00548
Owner: Peterson Family Trust 2-23-93
Designer: Sohpie Calvin

(Proposal to convert an existing 889 square foot duplex to a single-family residence and construct an attached 722 square foot three-car garage with a 400 square foot accessory dwelling unit and 215 square foot deck above the garage. The existing garage and storage shed on the 5,021 square foot lot will be demolished.)

(Preliminary Approval is requested.)

CONTINUED ITEM**D. 328 W PEDREGOSA ST**

R-4 Zone

Assessor's Parcel Number: 025-352-019
Application Number: MST2005-00407
Owner: Michael Vinogradski

(This project was previously reviewed under MST2002-00152. Proposal to construct a 613 square foot second-story residence above a new 468 square foot two-car garage. Also proposed are a new 200 square foot one-car carport with a 124 square foot deck above it and a 58 square foot laundry room. There is an existing 1,030 square foot single-story residence on the 4,260 square foot lot. The project includes the demolition of the existing garage. A modification for the reduction of one parking space was granted when MST2002-00152 was reviewed.)

(Request to re-instate the prior approval.)

REFERRED BY FULL BOARD**E. 1039 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-202-002
Application Number: MST2007-00068
Owner: Mark A. Palmer Revocable Trust
Applicant: Ray Ketzal

(Proposal to construct a new one-story 494 square foot accessory structure. There is an existing 4,541 square foot single-family residence and attached 697 square foot three-car garage on the 2.5 acre lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS)

CONTINUED ITEM**F. 1150 SAN ROQUE RD**

A-1 Zone

Assessor's Parcel Number: 055-172-029
Application Number: MST2007-00088
Owner: City of Santa Barbara

(Proposal to abate violations in ENF2005-00495 installation of three sound attenuation panels to mitigate noise levels created by the Cross-Tie Pump Station at the southerly property line to be in compliance with SBMC Section 9.16 and existing approved Caterpillar generator to match Frazee Navajo White to match the existing body color of buildings on site.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

NEW ITEM**G. 2222 BATH ST** C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2007-00069
Owner: City Commerce Bank
Agent: Patrick Marr

(Proposal to add 74 square feet to the rear of an existing 1512 square foot commercial building. Proposal also includes a new front porch, new ATM and access ramp and one new parking space and interior remodel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

NEW ITEM**H. 1556 LA CRESTA CIR** E-1 Zone

Assessor's Parcel Number: 035-033-024
Application Number: MST2007-00106
Owner: Lynn L. and Theresa T. McArthur Family Trust
Architect: Ernest Watson

(Proposal to construct a 36 square foot addition resulting in a 21 foot tall elevator tower at the rear of an existing two-story residence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

NEW ITEM**I. 407 W PEDREGOSA ST 5** R-4 Zone

Assessor's Parcel Number: 027-400-005
Application Number: MST2007-00115
Owner: Melissa A. Lolley Living Trust
Contractor: Douglas Bower

(Proposal to remove asphalt and install paving stones. Phase I will be 6500 square feet in March 2007. Phase II will be 7500 square feet in September 2007.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)