



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**Monday, February 25, 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  
RANDY MUDGE (Consent Calendar Representative)  
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)*

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. Decisions at ABR Consent Calendar may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the action being ratified at the next regular Full Board meeting of the ABR.

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 1:00 p.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](http://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 Thursday, February 21, 2008 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](http://www.SantaBarbaraCa.gov).

**FINAL REVIEW****A. 1295 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-293-007  
Application Number: MST2006-00744  
Owner: Montecito Copus, LP  
Architect: Ketzler and Goodman  
Business Name: Montecito Inn

(Proposal to remove 18 square feet of the existing mechanical room, raise the parapet wall approximately 45", add an approximately 45" high wall and fireplace at the second story deck patio, revise roof structure at the patio area, add new 5' x 6.8' doors from the vestibule to the patio, remove one window adjacent to the east facing wall, change the deck material, add a new water feature at the parapet wall and add lighting and outlets at patio all on a 1.3 acre commercial lot. The proposal also includes replacing existing doors with three new windows at the third floor.)

**(Request for new Preliminary Approval that expired on 1-8-2008. Final Approval is also requested.)**

**CONTINUED ITEM****B. 1221 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-141-010  
Application Number: MST2003-00858  
Applicant: Pat Strum  
Owner: Clint Lefler  
Architect: Peter Ehlen

(Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Project received Planning Commission Approval (Resolution No. 047-04) of the Tentative Subdivision Map on 10/14/2004.)

**(Review After Final to replace a window with a door at the garage, remove French doors at bedroom, remove cased opening below deck; relocate door and cover, and add a dormer to the south elevation.)**

**REFERRED BY FULL BOARD****C. 927 OLIVE ST****C-2 Zone**

Assessor's Parcel Number: 029-302-031  
Application Number: MST2006-00421  
Architect: Keith Rivera  
Owner: Fiesta Olive, LLC  
Applicant: Aaron Amuchastegui

(Proposal for a five-unit condominium development consisting of 2 three-story buildings. The project includes 5 three-story, one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 800 cubic yards of grading. Project received Planning Commission Approval on 9/13/07.)

**(Project received Preliminary Approval on 12/03/07.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 037-07.)**

**CONTINUED ITEM (continued from 2/11/08)****D. 3869 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-037  
Application Number: MST2008-00034  
Owner: Grace Lutheran Church of Santa Barbara  
Architect: Arcadia Studio

(Proposal to permit the "as-built" replacement of seven Tipuana trees with seven 15 gallon Agonis Flexuosa [Willow Myrtle] trees at the Grace Lutheran Church of Santa Barbara. Proposal to abate enforcement case ENF 2006-00812.)

**(PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)**

**CONTINUED ITEM (cont from 2/11/08)****E. 407 BATH ST****C-2 Zone**

Assessor's Parcel Number: 037-192-011  
Application Number: MST2008-00045  
Owner: Leonard Himelsein, Revocable Trust

(Proposal to permit "as-built" removal of existing canary island pines and replace with 6 twenty-four inch box weeping bottlebrush trees and 30 five-gallon Japanese Privets along northwest property line. Application is submitted to abate enforcement case ENF2007-00080.)

**(PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)**

**FINAL REVIEW****F. 18 BATH ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-092-014  
Application Number: MST2007-00572  
Owner: Kazali Trust  
Landscape Architect: Robert Adams

(Proposal to upgrade and relocate the existing Spa and construct a new 10 foot timber arbor over the spa; replace the existing as-built 37 square foot spa equipment/storage shed with a new 37.5 square foot spa equipment/storage shed in the same location; proposal to demolish the existing fencing gate and steps with new stucco wall and safety fencing and gate around the courtyard; proposal to replace existing raised paving and decking with at-grade enhanced concrete paving and curbing to match existing; and removal of three multi-stem tree/shrubs and add approximately 120 square feet of new landscaping. This project is located in the Coastal SD-3 Zone and requires review of a Coastal Exemption.)

**(PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)**