



# 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, February 5, 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](http://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. 1527 LIVE OAK LN**

E-1 Zone

Assessor's Parcel Number: 049-261-028  
Application Number: MST2006-00696  
Owner: Michael Bishop  
Architect: James Macari

(Proposal for a 253 square foot addition to the rear of an existing 2,200 square foot dwelling with an attached 483 square foot two-car garage on a 12,537 square foot lot in the Hillside Design District.)

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

**FINAL REVIEW****B. 822 N VOLUNTARIO ST**

Assessor's Parcel Number: 031-060-042  
Application Number: MST2005-00140  
Engineer: Penfield and Smith  
Owner: Gregory and Deborah Tice, Trs  
Architect: Thomas Hashbarger  
Agent: Jessica Grant

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 052-06 AND NO. 053-06.)**

**FINAL REVIEW****C. 500 N LA CUMBRE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009  
Application Number: MST2006-00321  
Owner: Deborah Hart

(Proposal for remodeling and addition to an existing 1,986 square foot, one-story single-family residence located on aN 8,530 square foot lot in the Hillside Design District. The proposal includes construction of a 760 square foot second-story and interior stairway, a 440 square foot two-car attached garage, and removal of the existing 423 square foot carport.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 060-03.)**

**REFERRED BY FULL BOARD****D. 2215 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-201-022  
Application Number: MST2006-00396  
Owner: Gilbert Garcia and Martha Correa  
Architect: Gilbert Garcia

(Proposal for a secondary dwelling unit to be added to an existing 2,947 square foot single-family residence on a 15,675 square foot lot in the Mission Area Special Design District. The proposal is for a 404 square foot one-story addition and conversion of a 162 square foot storage area to create a 566 square foot one-bedroom unit and add one uncovered parking space.)

**(Final Approval is requested.)**

**CONTINUED ITEM****E. 233 W MONTECITO ST** C-2/SD-3 Zone

Assessor's Parcel Number: 033-032-002  
Application Number: MST2006-00651  
Owner: George Alexiades Trustee  
Applicant: Richele Mailand

(Proposal to repaint the exterior of a commercial building, replace existing metal railing at front patio with stucco wall with light fixtures, and replace existing 8' wood fence at rear patio with a 14' high stucco wall, install new entry doors, remove existing railing at sidewalk and replace with 42" high stucco wall on a 3,249 square foot lot in the non-appealable jurisdiction of the Coastal Zone.)

**(Second Concept Review.)**

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

**REFERRED BY FULL BOARD****F. 1333 RIALTO LN** E-1 Zone

Assessor's Parcel Number: 049-242-030  
Application Number: MST2006-00718  
Owner: Jason Jacobs  
Architect: Jose Esparza

(Proposal for a 473 square foot one-story addition to an existing single-family residence. The existing 2,518 square foot one-story residence, including attached 442 square foot garage, is located on a 13,886 square foot lot in the Hillside Design District.)

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**NEW ITEM****G. 110 CAMINO ALTO** A-1 Zone

Assessor's Parcel Number: 019-130-026  
Application Number: MST2007-00010  
Owner: Robert and Rebekah Mulder  
Designer: David Heidelberger  
Agent: A. L. Morgan

(New and "as-built" proposals to replace an existing wood walkway and patio deck for a single-family residence in the Hillside Design District. A modification is requested for work encroaching into the required front-yard.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**NEW ITEM****H. 112 W MICHELTORENA ST** R-O Zone

Assessor's Parcel Number: 027-222-011  
Application Number: MST2007-00013  
Owner: Caron Miller  
Architect: Doug Beard

(Proposal for 518 square foot remodel and a 27 square foot addition to the unit at the rear of the property and to demolish and replace the existing 400 square foot garage in the same footprint all on a 5,950 square foot lot developed with three residential units. New stairs and patio at the rear of the property are included in the proposal.)

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

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

Assessor's Parcel Number: 025-181-019  
Application Number: MST2007-00032  
Owner: City Commerce Bank  
Architect: Patrick Marr

(Proposal to re-roof an existing 1,800 square foot commercial building on aN 8,513 square foot lot. The proposed roof material is Class A composition shingle CertainTeed "Landmark Premium" in Graphite color. The proposal also includes the removal of a portion of the existing chimney and replacing the access ramp and re-stripping the existing parking space to create an ADA loading aisle.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

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

Assessor's Parcel Number: 059-240-020  
Application Number: MST98-00749  
Applicant: Ben Phillips  
Applicant: Amy Bayley  
Owner: Alicia Martin, D.C.  
Architect: Mark Petit  
Architect: Karl Eberhard  
Architect: 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 to delete fountain from front of Building #113 and replace with paving and to add a wall screen for the mechanical equipment at the east covered patio for Building #215 Community Building.)**

**NEW ITEM****K. 3883 LA CUMBRE PLAZA LN** C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036  
Application Number: MST2007-00046  
Owner: Grace Lutheran Church of Santa Barbara  
Applicant: Eva Turenchalk  
Architect: Klawiter and Associates  
Business Name: Wescom Credit Union

(Proposal to replace a portion of the glass window area with two ATMs with associated lighting and to construct an ADA accessible ramp at an existing commercial space.)

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

**NEW ITEM****L. 49 SANTA TERESITA WAY** A-1 Zone

Assessor's Parcel Number: 055-030-044  
Application Number: MST2007-00021  
Applicant: Kris Kimpel  
Owner: Mike Hamer

(Proposal for a new pool and spa on a 4.6 acre lot in the Hillside Design District currently developed with a single-family residence. The proposal also includes 127 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas, a terrace area and site retaining walls. Approximately 74 cubic yards of cut, 237 cubic yard of fill and 163 cubic yards of import are proposed.)

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