



# 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 12, 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.

#### REVIEW AFTER FINAL

**A. 817 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-231-021  
Application Number: MST2006-00194  
Owner: Frederick and Jane Paulson, Trustees  
Architect: Peter Becker

(Proposal to construct 182 square feet of first-floor additions and 32 square feet of "as-built" first-floor additions, 8 square feet of second-floor additions and 165 square feet of "as-built" second-floor additions. Proposal includes demolishing 196 square feet on the first floor which includes converting 172 square feet of an existing family room to an open loggia, and demolishing 35 square feet on the second floor. Demolish 10 square feet of the existing 498 square foot basement/hobby room. Add 45 square feet of "as-built" floor area to the existing 457 square foot carport and convert to a garage. Proposal includes demolishing 63 square feet of "as-built" additions to an existing 563 square foot detached art studio. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 6,463 square feet. The project also includes new wrought iron entry gates, various changes to windows and doors, remodel existing front pergola, and a new tiled front terrace. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

**(Review After Final for changes to the site plan and revisions to additions including the demolition of portions of the existing house to create a detached artist's studio in place of the existing attached library.)**

**REVIEW AFTER FINAL****B. 716 JUANITA AVE**

E-1 Zone

Assessor's Parcel Number: 035-102-012  
Application Number: MST2006-00667  
Owner: Devon Marc Lazarus

(This is an enforcement case (ENF2006-00878) Proposal to remove the existing 2' high retaining wall in the rear yard and construct a new 6' high CMU retaining wall with stucco finish approximately 15' closer to the rear of property line, construct a new pool safety fence, a new exterior fireplace, and to remove the existing concrete patio and replace with tile pavers on a 12,003 square foot lot in the Hillside Design District. The proposal also includes approximately 176 cubic yards of cut and 52 cubic yards of fill.)

**(Review After Final for the addition of a 6' high redwood pool fence.**

**REVIEW AFTER FINAL****C. 4200 CALLE REAL**

R-3 Zone

Assessor's Parcel Number: 059-240-020  
Application Number: MST98-00749  
Applicant: Ben Phillips and Amy Bayley  
Owner: Alicia Martin, D.C.  
Architect(s): Mark Petit, Karl Eberhard, 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.)**

**REVIEW AFTER FINAL****D. 914 E HALEY ST**

C-2 Zone

Assessor's Parcel Number: 031-311-004  
Application Number: MST2003-00593  
Owner: James and Sandra Jean Delmonte  
Architect: Murray Duncan

(Proposal to construct a 1,605 square foot two-story duplex with two attached one-car garages on the ground floor, a 2,391 square foot two-story duplex with two attached two-car garages on the ground floor, and two uncovered parking spaces on a 8,750 square foot lot. The demolition of four existing dwellings totaling 2,400 square feet is also proposed.)

**(Review After Final to change the elevations to meet solar requirements.)**

**REVIEW AFTER FINAL****E. 1009 DEL SOL AVE**

R-2/SD-3 Zone

Assessor's Parcel Number: 045-074-001  
Application Number: MST2005-00132  
Owner: Shawn Dirksen,  
Architect: Andrew Roteman  
Architect: Bill Wolf

(The project consists of the demolition of a single-family residence and garage and the construction of two new three-bedroom condominium units within a two-story duplex on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The units would be 1,447 square feet and 1,467 square feet and four parking spaces would be provided within two attached two-car garages. Planning Commission approval for a Coastal Development Permit and a Tentative Subdivision Map is requested.)

**(Review After Final for the addition of a fireplace and chimney, changing an allan block wall to a 8' high masonry retaining wall with wood fence along the interior property line and to add two dormer windows to the attic.)**

**FINAL REVIEW****F. 842 MIRAMONTE DR**

E-1/A-1 Zone

Assessor's Parcel Number: 035-050-042  
Application Number: MST2006-00380  
Owner: R. Chad and Norean Dreier, Living Trust  
Architect: Bill Wolf

(Proposal for a 784 square foot second-story addition to an existing 4,658 square foot two-story single-family residence with a 470 square attached garage on 2.1 acre lot in the Hillside Design District.)

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

**FINAL REVIEW****G. 1321 GILLESPIE ST**

R-2 Zone

Assessor's Parcel Number: 039-083-004  
Application Number: MST2006-00022  
Owner: Araceli Esparza  
Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single-family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second-story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards.)

**(Final Approval is requested.)**

**REFERRED BY FULL BOARD****H. 1229 GILLESPIE WY**

R-2 Zone

Assessor's Parcel Number: 039-141-003  
Application Number: MST2005-00694  
Owner(s): Kelly, Ramirez, and Wilson  
Applicant: Paige Wilson  
Designer: Colleen Kelly

(Proposal for a 422 square foot two-story addition, new entryway, and new porches for an existing 1,084 square foot two-story single-family residence located on an 8,000 square foot lot. Also proposed is a 219 square foot detached one-car garage to replace the existing 326 square foot carport, and one new uncovered parking space. The existing 1,918 square foot residence fronting Victoria Street would remain unaltered. Modifications are requested for parking to encroach into the front and interior-yard setbacks along Gillespie Way.)

**(Modification approved on November 18, 2006.)**

**CONTINUED ITEM****I. 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. )

**(Third Concept Review.)**

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

**CONTINUED ITEM****J. 1305 DOVER HILL RD**

E-1 Zone

Assessor's Parcel Number: 019-202-006  
Application Number: MST2006-00538  
Owner: Peggy Haskell, Family Trust 8/24/94  
Architect: Dwight Gregory

(Proposal to add a new wooden deck, balcony, laundry room, and second-floor interior-floor area, remove existing windows and install sliding doors, and add a door on the north side of the lower level of a 2,366 square foot house on a 12,372 square foot lot in the Hillside Design District. The 476 square foot attached garage is to remain. Modifications are requested for encroachments into the front and interior-yard setbacks.)

**(Modification approved on January 31, 2007. Preliminary Approval is requested.)**

**CONTINUED ITEM****K. 1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085  
Application Number: MST99-00513  
Agent: Bob Goda  
Contractor: Russell Banko Design & Construction  
Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence with an attached 472 square foot garage on a vacant 14,400 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

**(Request to re-instate the prior Preliminary Approval.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)**

**CONTINUED ITEM****L. 1516 DE LA VINA ST** R-4 Zone

Assessor's Parcel Number: 027-222-021  
Application Number: MST2003-00558  
Owner: Cliff Kearsley

(Proposal to construct a 2,184 square foot three-story, two-unit residential building above a four-car garage at the rear of an existing 2,551 square foot two-story residence with a carport, located on an 8,607 square foot lot. There is an existing 308 square foot garage that is to be demolished.)

**(Request to re-instate the prior approval.)**

**REVIEW AFTER FINAL****M. 1000 W MOUNTAIN DR** A-1 Zone

Assessor's Parcel Number: 021-050-063  
Application Number: MST2004-00498  
Owner: Barry Semler  
Agent: L & P Consultants

(Proposal to replace site walls and landscaping at entry. There is an existing entry gate which is proposed to remain. A modification is required for walls greater than 3 1/2 feet in height within 10 feet of the edge of the driveway.)

**(Request to re-instate the prior approval.)**

**REVIEW AFTER FINAL****N. 980 W MOUNTAIN DRIVE**

A-1 Zone

Assessor's Parcel Number: 021-050-059  
Application Number: MST2004-00499  
Owner: Tracy Shannon  
Agent: L & P Consultants

(Proposal for a new entry gate and columns. A modification is required for walls greater than 3 1/2 feet in height within 10 feet of the edge of the driveway.)

**(Request to re-instate the prior approval.)**

**REVIEW AFTER FINAL****O. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001  
Application Number: MST2003-00152  
Owner: Santa Barbara Cottage Hospital  
Agent: Suzanne Elledge Permit Processing  
Landscape Architect: Bob Cunningham  
Architect: Erich Burkhart  
Architect: Brian Cearnal

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

**(Review After Final for revised pavement design, removal of two decorative fountains, reconfigure access path, revised landscape plans and revised irrigation.)**