



# 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 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. 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.)**

**REFERRED BY FULL BOARD****B. 473 PASEO DEL DESCANSO** E-3 Zone

Assessor's Parcel Number: 053-102-007  
Application Number: MST2006-00404  
Owner: Ray Paul Aronson and Laurie Greene  
Architect: Don Swann

(Proposal for an 884 square foot addition to the second-story of an existing 2,354 square foot two-story single-family residence. The proposal includes remodeling of 537 square feet and a new 196 square foot deck. The existing detached 302 square foot two-car garage will remain on the 8,882 square foot lot.)

**(Final Approval is requested.)**

**FINAL REVIEW****C. 25 RUBIO RD** E-1 Zone

Assessor's Parcel Number: 029-341-013  
Application Number: MST2006-00477  
Owner: Melissa Riparetti, Trust 7/18/2003  
Architect: Jim Zimmerman

(Proposal for an 875 square foot addition to the main story and a new 914 square foot upper story to an existing 973 square foot single-family residence on a 6,811 square foot lot in the Hillside Design District. The proposal includes a roof patio, new front stairs, retaining walls, and 23 cubic yards of grading. Modifications are requested to provide an uncovered rather than a covered parking space, and to locate the uncovered parking space in the front-yard setback.)

**(Modification approved on December 6, 2006.)**

**REFERRED BY FULL BOARD****D. 1588 ORAMAS RD** E-1 Zone

Assessor's Parcel Number: 029-060-021  
Application Number: MST2006-00623  
Owner: William and Harriette 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.)

**(Modification approved on February 14, 2007; Preliminary Approval and Final approvals are requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 011-07.)**

**FINAL REVIEW****E. 216 E CALLE LAURELES**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-091-011  
Application Number: MST2006-00322  
Owner: Paula Schaefer  
Architect: Paul Poirier

(Proposal for a 1,080 square foot, two-story addition to an existing 743 square foot, one-story, single-family residence on a 6,352 square foot lot. Proposed are a 487 square foot first-floor addition, a 593 square foot second-floor addition, a second-story deck, and a 184 square foot addition to the existing attached 210 square foot garage.)

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

**NEW ITEM****F. 39 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 015-311-009  
Application Number: MST2007-00082  
Owner: Rodgers Family Limited Partnership  
Architect: Richard Johnson  
Owner: G. Larson

(Proposal for a 117 square foot addition to an existing 2,232 square foot dwelling with an attached 528 square foot garage. Also proposed is a rear wrap-around deck on the first-floor.)

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

**NEW ITEM****G. 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 install 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.)

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

**CONTINUED ITEM****H. 3825 STATE ST E-149**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014  
Application Number: MST2006-00691  
Owner: Macerich La Cumbre, LLC  
Designer: The Conceptual Motion Company  
Business Name: Red Robin Restaurant

(Proposal for the interior demolition of an existing restaurant and for exterior alterations to include a new awning, new wall fountain, facade remodel, new arcade patio with outdoor restaurant seating and associated rooftop equipment at the existing Red Robin Restaurant at the La Cumbre Plaza. The new tenant will be the Marmalade Cafe.)

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

**CONTINUED ITEM****I. 401 S HOPE AVE**

E-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-018  
Application Number: MST2005-00091  
Owner: Cutter Properties Ltd.  
Contractor: Lusardi Construction Co

(Revised proposal to construct a concrete vehicle display/demonstration course in the display parking lot for Land Rover for an existing 34,687 square foot car dealership.)

**(Final Approval of the Landscape Plan and stone work is requested.)**

**FINAL REVIEW****J. 1906 CLIFF DR**

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008  
Application Number: MST2006-00146  
Owner: Levon Investments Inc.  
Architect: Cearnal Andrulaitis

(Proposal to remodel front elevations of the retail business part of the Mesa Shopping Center.)

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

**FINAL REVIEW****K. 2219 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-172-030

Application Number: MST2006-00687

Owner: Sansum Medical Research Institute

Architect: Eric Pedersen

Business Name: Sansum Medical Research Institute

(Proposal to install landscaping and lighting upgrades at the main building site of the Sansum Medical Research Institute. The plans also contain a proposal for parking lot landscaping and lighting on the offsite parking lot at 325 W. Los Olivos (MST2006-00688).)

**(Final Approval of signage lighting is requested.)**