



# 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.**

**Tuesday, February 20, 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. 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 a 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 restripping the existing parking space to create an ADA loading aisle.)

**(Review After Final for addition of a guard rail and a bike rack.)**

**REVIEW AFTER FINAL****B. 2513 CASTILLO ST**

R-3 Zone

Assessor's Parcel Number: 025-011-010  
Application Number: MST2002-00351  
Owner: Jose Adorno  
Architect: Jose Esparza

(Proposal to construct a 117 square foot, second-story addition and first- and second-story decks to an existing 1,488 square foot, two-story residence located on a 6,440 square foot lot currently developed with an additional 800 square foot residence.)

**(Review After Final for a new 112 square foot front porch, 102 square foot side deck with new French doors and additional doors to access deck.)**

**REVIEW AFTER FINAL****C. 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 for 32 square feet of "as-built" first floor additions and 165 square feet of "as-built" second floor additions, demolition of 635 square feet at the first floor family room which includes converting it to an open terrace, and demolishing 35 square feet on the second floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. 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 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. 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 and to convert the existing basement exercise room into a garage.)**

**REVIEW AFTER FINAL****D. 3603 CAMPANIL DR**

A-1 Zone

Assessor's Parcel Number: 047-101-005  
Application Number: MST2004-00880  
Owner: Guilfoyle and Shari Guilfoyle  
Architect: Bryan Pollard  
Landscape Architect: Sam Maphis  
Engineer: Mike Gones

(This is a revised project. The purpose of this hearing is to review the amount of grading associated with the project. Revised Final approval proposes 349 cubic yards of cut, 150 cubic yards of fill and 1,605 cubic yards of re-compaction outside the main building footprint for a swimming pool and spa. The project which received approval on May 23, 2005 is a proposal to add an additional 417 square feet to the existing terrace and convert an existing under-story to an exercise room. The existing 5,480 square foot residence is located on a one acre lot located in the Hillside Design District. Proposal also includes the replacement of a window & door, landscaping improvements to provide usable yard areas by terracing the existing slope with retaining walls.)

**(Review After Final to replace a door with a window in the laundry room and replace two pairs of French doors with one French door to access the half bath and dressing room.)**

**FINAL REVIEW****E. 915 CAMINO VIEJO RD**

A-2 Zone

Assessor's Parcel Number: 015-070-029  
Application Number: MST2006-00685  
Owner: Cecile Lyons  
Applicant: Robert Pester

(Proposal for a 426 square foot master bedroom and kitchen addition to the rear of an existing 1,821 square foot one story single family residence with a 415 square foot attached garage on a 15,769 square foot lot in the Hillside Design District.)

**(Final Approval is requested.)**

**REFERRED BY FULL BOARD****F. 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.)**

**REFERRED BY FULL BOARD****G. 1944 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-100-019  
Application Number: MST2006-00561  
Owner: Richardson H Smith, III  
Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and first- and second-floor additions totaling 503 square feet. The existing 1,863 square foot two-story single-family residence and attached 388 square foot two-car garage are located on a 14,990 square foot lot in the Hillside Design District.)

**(Final Approval is requested.)**

**CONTINUED ITEM****H. 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.)**

**NEW ITEM****I. 1029 ORILLA DEL MAR DR**

R-4/SD-3 Zone

Assessor's Parcel Number: 017-322-023  
Application Number: MST2007-00071  
Owner: Arcana Corporation  
Owner: Scott Smigel  
Business Name: The Inn at East Beach

(Proposal to repaint the exterior of an existing commercial building.)

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

**FINAL REVIEW****J. 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 Company

(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 is requested)**

**REVIEW AFTER FINAL****K. 2109 CLIFF DR** E-3/SD-3 Zone

Assessor's Parcel Number: 045-083-007  
Application Number: MST2002-00434  
Owner: Cliff Drive, LLC  
Designer: Peter Haddad

(Proposal to rezone a 15,228 square foot lot from E-3 to R-2; remove the existing 1,100 square foot, single-family residence and non conforming garage; and construct multiple residential units. The project includes construction of five two story residential units with attached garages. The project consists of two approximately 2,400 square foot market rate units and three 1,300 square foot affordable middle income units. Modifications are requested to encroach into the required front yard setback, construct a six foot tall wall within the front yard setback, reduce the required open space and for bonus density. Review of the apparent massing and architectural detailing is requested.)

**(Review After Final to change wall material from stone veneer to plaster with a stone cap with vine pockets.)**