



# 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, May 14, 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/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.

### REVIEW AFTER FINAL

**A. 931 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-330-021  
Application Number: MST2006-00187  
Owner: Oscar R. Ball  
Agent: Steve Morando

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace The roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

**(Review After Final to widen driveway, remove and replace retaining wall, replace windows and doors, and remodel interior.)**

**FINAL REVIEW****B. 110 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-130-026  
Application Number: MST2007-00010  
Owner: Robert T. and Rebekah K. 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.)

**FINAL REVIEW****C. 10 RINCON VISTA RD**

E-1 Zone

Assessor's Parcel Number: 019-282-029  
Application Number: MST2006-00715  
Owner: Nancy Tetzlaff

(Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front-yard and an encroachment permit is requested for work in the public right-of-way.)

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

**CONTINUED ITEM****D. 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.)

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

**CONTINUED ITEM****E. 416 W ANAPAMU ST A** R-4 Zone

Assessor's Parcel Number: 039-161-016  
Application Number: MST2007-00100  
Owner: Housing Authority/City of Santa Barbara  
Applicant: Hector Torres

(Proposal to replace windows on six existing four-plexes, for a total of 52 windows on 24 units. The new windows will use the existing window openings.)

**(Action may be taken if sufficient information is provided.)**

**FINAL REVIEW****F. 264 N LA CUMBRE RD** E-3/SD-2 Zone

Assessor's Parcel Number: 057-240-018  
Application Number: MST2006-00705  
Owner: Gary Gray

(Proposal to relocate two uncovered parking spaces for safer egress from the existing duplex. Modifications are requested for an uncovered parking space within the required interior-yard setback, and for an overheight retaining wall and fence at the front of the property.)

**FINAL REVIEW****G. 1505 GRAND AVE** R-2 Zone

Assessor's Parcel Number: 029-041-002  
Application Number: MST2007-00096  
Owner: Klaus W. and Adelgund V. Heinemann  
Architect: Sophie Calvin

(Proposal to enclose a 145 square foot covered rear porch and construct a 48 square foot deck for an existing 3,962 square foot single-family residence and 222 square foot attached one-car garage. The project is located on a 16,923 square foot lot in the Hillside Design District.)

**FINAL REVIEW****H. 1140 GARCIA RD** E-1 Zone

Assessor's Parcel Number: 029-283-011  
Application Number: MST2006-00660  
Owner: Jose Elios and Noemi Vaquez  
Architect: Jose Esparza

(Proposal for a 217 square foot addition to an existing 2,146 square foot single-family residence with a 383 square foot attached garage on 11,213 square foot lot in the Hillside Design District. The proposal also includes the replacement of the existing 311 square foot second-story deck with a 70 square foot deck addition and a new 463 square foot first-story deck and 100 square feet of new storage on the first floor.)

**CONTINUED ITEM**

- I. 1502 SAN ANDRES ST** C-P Zone  
Assessor's Parcel Number: 043-251-017  
Application Number: MST2007-00166  
Owner: Moralez Property Enterprises Incorporated  
(Proposal to install a new ADA entrance door, add windows to replace the existing bay doors and reconfigure the existing parking area.)

**NEW ITEM**

- J. 3849 STATE ST I-61** C-2/SD-2 Zone  
Assessor's Parcel Number: 051-010-011  
Application Number: MST2007-00191  
Owner: Macerich La Cumbre, LLC  
Applicant: Fast Trak  
Architect: Joseph Geoghegan  
(Proposal for replacement of tile on storefront and refinishing wood trim; tenant improvements.)  
  
**(Action may be taken if sufficient information is provided.)**

**NEW ITEM**

- K. 1281 FERRELO RD** E-1 Zone  
Assessor's Parcel Number: 029-271-004  
Application Number: MST2007-00161  
Owner: Prezelin Family Trust 2/2/95  
Agent: Russ Banko  
(Proposal for the "as-built" conversion of a 335 square foot basement storage room to habitable space to an existing 2,007 square foot two-story single-family residence with an attached 447 square foot garage located on a 10,000 square foot lot in the Hillside Design District. A modification is requested to allow the conversion of the basement storage room to habitable space in the required front-yard setback. The proposal has a floor-to-lot-area ratio of .28.)  
  
**(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**NEW ITEM****L. 2 SKYLINE CIR**

E-1 Zone

Assessor's Parcel Number: 041-174-001  
Application Number: MST2007-00203  
Owner: Janczewska-Laszuk, Malgorzata  
Applicant: Homes By Holmes  
Contractor: Homes By Holmes

(Proposal new secondary unit and for basement remodel to habitable space (as-built) of 476 square feet. new doors and windows. Grading for new patio, retaining wall and fence.)

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

**FINAL REVIEW****M. 581 LAS ALTURAS RD**

E-1 Zone

Assessor's Parcel Number: 019-281-007  
Application Number: MST2007-00122  
Owner: Gaylord J. Spreitz Trust 9/6/90  
Applicant: Sherry and Associates

(Proposal for a 437 square foot addition and remodel an existing one-story 2219 square foot single-family residence with an attached two-car garage on a 18,692 square foot lot.)