



# 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 next regular Full Board meeting. 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, October 01, 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.

### REFERRED BY FULL BOARD

**A. 1575 LA VISTA DEL OCEANO DR**

**E-1 Zone**

Assessor's Parcel Number: 035-170-023  
Application Number: MST2003-00652  
Owner: Gene Schecter  
Engineer: Penfield and Smith Engineers  
Agent: Jessica Kinnahan  
Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard, and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(Project received Final Approval on June 11, 2007 with conditions to return to consent for approval of minor changes.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 055-06.)**

**REVIEW AFTER FINAL****B. 1927 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-025  
Application Number: MST2007-00209  
Owner: Mike Monteabaro  
Applicant: Loren Solin

(Proposal to demolish an existing unpermitted 264 gross square foot family room and part of an existing permitted storage room and the construction of a new 169 net square foot work room. Also included in the project is to reroof the existing garage to accommodate the work involved, construction of a new 45 foot long, 6'-0" high masonry/stucco wall at the northern property line, and upgrading electrical meter with underground service from an existing power pole. This project will abate ENF2006-00659.)

**(Review After Final for changes to exterior siding.)**

**REVIEW AFTER FINAL****C. 1729 CALLE BOCA DEL CANON R-1 Zone**

Assessor's Parcel Number: 041-052-065  
Application Number: MST97-00351  
Agent: Syndi Souter  
Applicant: Thomas Felkay  
Architect: Dennis Thompson

(Renewal of previous approval for a 2,510 square foot three-story residential unit on a 5,842 square foot lot with an existing 632 square foot residential unit to be converted to a two-car garage. The project includes less than 50 cubic yards of grading and is located within the Hillside Design District.)

**(Review After Final for as-built minor exterior changes to windows, master bath, relocation of utility room wall, and garage finishes.)**

**REFERRED BY FULL BOARD****D. 49 VIA ALICIA E-1 Zone**

Assessor's Parcel Number: 013-230-012  
Application Number: MST2002-00712  
Owner: Paul and Karen Kurth  
Architect: Neumann, Mendro, Andrulaitis, Arch.  
Agent: Isaac Romero

(Proposal to demolish a 3,410 square foot residential unit and construct a new 5,358 square foot one-story residential unit with an attached 934 square foot garage and laundry/storage room on a 1.1 acre lot located in the Hillside Design District. The proposal includes 570 cubic yards of grading under the main building, and 2,650 cubic yards elsewhere on site. Project received Staff Hearing officer approval on August 15, 2007 for a lot line adjustment. Access to this lot will be through 51 Via Alicia.)

**(Project received Preliminary Approval on 8/27/2007. Final Approval is requested for the grading and drainage plans.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04 AND STAFF HEARING OFFICER RESOLUTION NO. 068-07.)**

**REFERRED BY FULL BOARD****E. 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 and Construction  
Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence and an attached 557 square foot garage on a vacant 14,296 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).)

**Project received Preliminary Approval on June 4, 2007. Final Approval is requested.)**

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

**NEW ITEM****F. 3815 STATE ST G-133 C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00463  
Owner: Macerich Company  
Applicant: Conceptual Motion Co.

(Proposal for a facade remodel for the existing storefronts of Trade Secret, Gymboree, and Jay's Luggage, in La Cumbre Plaza (units G133, G134, G135).)

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

**NEW ITEM****G. 1811 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-072-006  
Application Number: MST2007-00477  
Owner: Charles Gail  
Architect: Joseph Moticha

(Proposal to demolish the existing back decks and stairways and replace with new decks and a circular stairway. The proposal also includes replacing the existing garbage enclosures, resurfacing the back wall of the building where the stairways and decks are being removed, and the replacement of four rear single doors with four new double French doors.)

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