



# City of Santa Barbara Planning Division

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Note: Special Tuesday meeting date due to observance of the Monday, March 31, 2014, César Chávez Holiday.**

**TUESDAY, April 1, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN, *Vice Chair* (Consent Agenda Representative)  
THIEP CUNG  
SCOTT HOPKINS  
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
STEPHANIE POOLE (Consent Agenda Representative)  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 SUSAN GANTZ, Planning Technician  
                 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Agenda. 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 consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Agenda reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183

exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR). If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308, or by email at [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, March 27, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

### **ABR - NEW ITEM**

#### **A. 1734 GILLESPIE ST**

**R-2 Zone**

Assessor's Parcel Number: 043-181-001  
Application Number: MST2014-00107  
Owner: George Velazquez  
Applicant: Don Swann

(Revised approval for a project previously approved under master application MST2002-00760 and permitted under building permit application BLD2003-02308. The project has been revised to include permitting 300 square feet of as-built additions to the previously-approved 3,299 square foot two-story duplex with two attached two-car garages. Also proposed is to permit 342 linear feet of as-built masonry walls ranging in height from 3'-6" to 6'-0" and a 59 square foot as-built second floor deck. Unit "A" will be 1,357 square feet and Unit B will be 1,118 square feet, for a total of 2,475 square feet of development on a 6,000 square foot parcel. Staff Hearing Officer review is requested for a zoning modification.)

**(Comments only; Requires Environmental Assessment and Staff Hearing Officer review.)**

**ABR - CONTINUED ITEM****B. 2524 ORELLA ST****R-3 Zone**

Assessor's Parcel Number: 025-022-021

Application Number: MST2014-00071

Owner: Elisabeth Greenwald

Designer: Amy Von Protz

(Proposal for a 119 square foot addition to an existing 710 square foot single-family dwelling developed with two units. The work will occur on the front of the 6,300 square foot parcel.)

**(Second Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 3, 2014.)**