



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, March 16, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**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:** If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTICE:** On Thursday, March 12, 2015, this Agenda was posted on the outdoor bulletin board 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

### **ABR - NEW ITEM**

#### **A. 3805 STATE ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-013  
Application Number: MST2015-00045  
Owner: Patricia S. Nettleship, Trustee  
Applicant: Synergy Development Services

(Proposal to upgrade an existing T-Mobile wireless facility. The work will include replacement of six existing antennas with new 6'-0" tall antennas (2 per sector, 3 sectors total) and replace the existing remote radio units. The new equipment will be enclosed within the existing carillon tower and will not be visible.)

**ABR - NEW ITEM****B. 403 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-343-010  
 Application Number: MST2015-00108  
 Owner: Spann Family Trust  
 Applicant: Vazrik Moradian  
 Contractor: Westover Communications, Inc.

(Proposal to decommission an existing Nextel wireless communication site and remove all antennae and associated equipment. The proposal includes the removal of the following items: all panel antennas and associated cables and conduits, meter and equipment from an existing utility room, equipment cabinets, GPS antenna, and a faux chimney. Also proposed are the removal of existing rooftop HVAC units and the replacement of four decorative vases from the existing cupola. No new wireless equipment is proposed.)

**ABR - NEW ITEM****C. 2700 BLK STATE ST**

Assessor's Parcel Number: ROW-000-454  
 Application Number: MST2015-00105  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara, Adam Hendel, Supervising Civil Engineer

(Proposal to perform maintenance work on the bridge over Mission Creek near the State Street and Alamar Avenue intersection. The bridge barrier rail will be repainted to match the original color. )

**ABR - NEW ITEM****D. 528 N QUARANTINA ST****C-M Zone**

Assessor's Parcel Number: 031-231-019  
 Application Number: MST2015-00011  
 Owner: Delphine Dannemiller, Trust  
 Applicant: Mark Morando

(Proposal to construct a 141 square foot enclosure to act as a trash enclosure and sound barrier for two as-built condensing units and one new proposed condensing unit at the rear of an existing 2,837 square foot commercial building. The enclosure does not qualify as Growth Management Plan commercial square footage. This project addresses violations identified in enforcement case ENF2014-00878. Project requires a lot-tie agreement.)

**ABR - NEW ITEM****E. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018  
 Application Number: MST2015-00107  
 Owner: Black Valner, LLC  
 Applicant: Hillstone Restaurant Group  
 Business Name: Honor Bar

(Proposal for a main entry canopy and awnings on the east and west elevations and above the side entry.)

**ABR - FINAL REVIEW****F. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009  
Application Number: MST2005-00831  
Owner: MCC BB Property, LLC  
Architect: Henry Lenny  
Applicant: Ty Warner Hotels and Resorts  
Agent: Suzanne Elledge Planning and Permitting Services (SEPPS)  
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Requires compliance with Planning Commission Resolution No. 035-09. Project was last reviewed on October 27, 2014, at the Full Board.)**