



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, March 28, 2016**

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

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** FRANK HOTCHKISS  
**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 24, 2016, 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. 1424 SALINAS PL**

**R-2 Zone**

Assessor's Parcel Number: 015-223-001  
Application Number: MST2015-00622  
Owner: Martin N. Munoz

(Proposal for a condominium conversion to convert two existing detached two-story single-family residential dwellings to a two-unit condominium development. Also proposed is a new city sidewalk fronting the property. No new floor area is proposed. Requires Staff Hearing Officer review.)

**(Comments only; requires Staff Hearing Officer review.)**

**ABR - CONTINUED ITEM****B. 20 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-173-004  
Application Number: MST2015-00576  
Owner: Edith Tipple, Trustee for Martha Decker Trust  
Architect: James Gerber  
Applicant: Brad Sherman  
Business Name: Nectar

(Proposal to retain unpermitted exterior façade changes including the replacement of the existing raised wood molding and panel detail with raw wood planks. Also proposed is to repaint the front elevation and remove the ornamental wrought iron surround above the entry doors. This structure may be eligible for inclusion on the City's List of Potential Historic Resources.)

(Last reviewed on December 7, 2015.)

**ABR - NEW ITEM****C. 1601 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-270-039  
Application Number: MST2015-00539  
Owner: Alessandro Castellarin and S. Liu

(Proposal for a new 268 square foot one-car carport to be constructed between two existing dwelling units and a new entry door, landing, and stairs to be constructed on the west elevation of the corner duplex unit. Also proposed on this 10,780 square foot parcel is a 24.0 lineal foot, 2'-0" tall stone garden wall. This project will address violations identified in Enforcement Case ENF2014-00223.)

**ABR - NEW ITEM****D. 120 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-003  
Application Number: MST2016-00099  
Owner: Goodman Reed Holdings, LLC  
Architect: Kevin Moore, Architect

(Proposal for a new 4'-0" tall fence to be installed around an existing patio for an outdoor seating area and 13 seats for a new wine tasting room. There is an existing lot tie agreement for shared parking and trash area at 116, 120 and 122 Santa Barbara Street. Requires Coastal Review.)

(Requires an amended lot tie agreement prior to building permit issuance.)