



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT AGENDA**  
**TUESDAY, FEBRUARY 20, 2018**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Kirk Gradin, *Chair*  
Amy Fitzgerald Tripp, *Vice Chair*  
Bob Cunningham  
Kevin Moore  
David R. Watkins  
Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Krystal M. Vaughn, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the 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 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.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). Please note that the ABR may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Matthew Cameron, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email [MCameron@SantaBarbaraCA.gov](mailto:MCameron@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 7543. 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.

**APPEALS:** Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**NOTICE:** On Thursday, February 15, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR).

### **PLEASE BE ADVISED**

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.

### **FINAL REVIEW**

#### **A. 812 JENNINGS AVE**

**M-I Zone**

Assessor's Parcel Number: 017-043-003  
Application Number: MST2017-00511  
Owner: Joe Armel  
Applicant: Max Miranov

(Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot, single-story, 3-bedroom house into a short-term vacation rental. Exterior changes include the demolition of the 197 square foot single car garage, addition of four new uncovered parking spaces, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on February 12, 2018.)**

**REVIEW AFTER FINAL****B. 3714 STATE ST****C-R/USS Zone**

Assessor's Parcel Number: 053-300-023  
Application Number: MST2012-00443  
Owner: KW Fund V-Sandman, LLC  
Agent: John Schuck  
Applicant: Kenneth Marshall  
Architect: Brian Cearnal  
Landscape Architect: Martha Degasis

(Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.)

**(Review After Final of revisions to the landscape plan. Project was last reviewed on January 22, 2018.)**

**NEW ITEM****C. 1823 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-061-004  
Application Number: MST2018-00050  
Owner: John F. Luca  
Applicant: Kevin O'Reilly

(Proposal to permit various unpermitted conditions on a parcel containing a residential duplex. Project consists of permitting the following unpermitted work: electrical alterations, an 18'-0" water line, alterations to windows and doors, new washer and dryer hook-ups, foundation repairs, and a new cantilevered deck and patio cover. Staff Hearing Officer review is required for an Interior Setback Modification requested for the new deck and patio cover. Project proposes to abate violations identified in enforcement case ENF2017-01041.)

**(Comments Only. Project requires review by the Staff Hearing Officer.)**

**NEW ITEM****D. 333 A W COTA ST****R-MH Zone**

Assessor's Parcel Number: 037-152-001  
Application Number: MST2017-00802  
Owner: Margaret A. Mead Trust  
Contractor: Dave Crocker

(Proposal to relocate two "as-built" A/C units from the setbacks and add one new A/C unit to the existing triplex. The proposal includes locating the three A/C units on the roof of the existing garage and will comply with all required setbacks.)

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

**PROJECT DESIGN REVIEW**

**E. 2904 STATE ST**

**R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015  
Application Number: MST2017-00630  
Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, replacing all windows and doors, repainting the exterior, removing wood siding and replacing with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on October 9, 2017.)**