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Ellen Kokinda, Design Review Supervisor  
Carly Earnest, Assistant Planner  
Joanie Saffell, Commission Secretary

# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA APRIL 29, 2024

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
SantaBarbaraCA.gov

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.

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.

**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 limited to two minutes.

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the Board may not have time to review written comments received after 9:00 a.m. on the day of the meeting.**

All public comment that is received before 9:00 a.m., the day of the meeting, will be published on the City's website at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov), 2. Call the ABR Secretary at (805) 564-5470, ext. 4472, or 3. Submit a written request via US Postal Service (USPS); addressed to ABR Secretary, PO Box 1990, Santa Barbara,

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

CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). If you have any questions about the posted documents, contact Carly Earnest, Assistant Planner, at (805) 564-5399 or email [CEarnest@SantaBarbaraCA.gov](mailto:CEarnest@SantaBarbaraCA.gov). You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

**AMERICANS WITH DISABILITIES ACT:** If you need services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 4472. 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 and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals may be filed in person at the City Clerk's office at City Hall or in writing via email to [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) and by first class mail postage prepaid within 10 calendar days of the meeting at which the Board took action or rendered its decision. Appeals and associated fee post marked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY:** State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See ABR Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Thursday, April 25, 2024, 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).

#### NOTICE OF DIGITAL PLANS

***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project. **Applicants will be limited to 15 minutes for project presentation and a timer will be available for reference. It is at the Chair's discretion to allow applicants additional presentation time.**

#### **CONTINUED ITEM: CONCEPT REVIEW**

- A. [1224 COAST VILLAGE CIR](#)**
- |                           |  |
|---------------------------|--|
| Assessor's Parcel Number: | 009-291-013  |
| Zone:                     | C-1/SD-3   |
| Application Number:       | PLN2024-00050  |
| Owner:                    | Mac Real Estate Partners, LLC<br>Mary Ricks, Managing Member |
| Applicant:                | Paul Sicat, Sherry & Associates, Architects Inc.             |

(Proposal for a new vehicular gate and alterations to existing wrought iron barrier. This is a revised project from the last review on February 20, 2024, with the proposal for a standing seam metal roof removed from the scope of work.)

**No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings and Urban Design Guidelines. Project was last reviewed on February 20, 2024.**

**CONTINUED ITEM: FINAL APPROVAL**

**B.**            [2219 BATH ST](#)  
Assessor's Parcel Number: 025-172-030  
Zone: O-M  
Application Number: PLN2023-00327  
Owner: Katie Haq  
Owner: Kristin Story, One Story Architect

(Proposal to enclose a second-floor roof overhang, replace rooftop mechanical equipment, remove storage on first floor and replace with a planter, add one parking space and ten bicycle parking spaces.)

**Final Approval is requested. Plans must be in substantial conformance with the plans that received Project Design Approval on March 25, 2024.**

**CONTINUED ITEM: FINAL APPROVAL**

**C.**            [1315 HUTASH ST](#)  
Assessor's Parcel Number: 017-233-010  
Zone: R-M  
Application Number: PLN2021-00236  
Owner: Everardo Ruiz  
Applicant: Jose Sanchez, Design Studio 34

(Proposal for a 1,205 square foot second floor addition to the front residential unit, demolition of an as-built roof-deck extension to the rear residential unit, reconstruct existing carport, and retain as-built work including vinyl windows, driveway gate and stone wall. A Minor Zoning Exception (MZE) was granted by the ABR on April 15, 2024, to allow the gate and wall height to exceed 42" height located within the required front setback.)

**Final Approval is requested. Plans must be in substantial conformance with the plans granted Project Design Approval on April 3, 2023. Project was last reviewed on April 15, 2024.**