



# City of Santa Barbara Planning Division

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Note: Special Tuesday meeting date due to observance of the  
Monday, September 1, 2014, Labor Day Holiday.**

**TUESDAY, September 2, 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:** 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, August 28, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

### **ABR - CONTINUED ITEM**

- A. 760 FIRENZE PL R-2 Zone**
- |                           |                |
|---------------------------|----------------|
| Assessor's Parcel Number: | 049-320-029    |
| Application Number:       | MST2014-00403  |
| Owner:                    | Onalisa Hoodes |
- (Proposal to install a 29 linear foot long, 6'-0" tall wood privacy fence in the front yard of an existing duplex.)

### **ABR - NEW ITEM**

- B. 1106 COAST VILLAGE RD C-1/SD-3 Zone**
- |                           |                    |
|---------------------------|--------------------|
| Assessor's Parcel Number: | 009-222-027        |
| Application Number:       | MST2014-00409      |
| Owner:                    | Montecito Bankcorp |
| Applicant:                | Towbes Group       |
| Landscape Architect:      | True Nature Design |
| Business Name:            | Bank of Montecito  |
- (Proposal for landscape alterations to an existing commercial site on a 1.30 acre parcel. The proposal includes replacing 2,736 square feet of existing turf lawn with water-wise, drought-tolerant plantings, and the replacement of a 1-inch diameter Redwood tree with a 24-inch box Arbutus mariana "Strawberry tree." The existing spray irrigation will be replaced with new drip irrigation.)

**ABR - NEW ITEM****C. 1930 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-361-001  
Application Number: MST2014-00413  
Owner: David Salaun  
Designer: The Studio of David R. Watkins

(Proposal to construct a 308 square foot, attached two-car garage addition to an existing one-story duplex located on a 6,652 square foot parcel. The proposal also includes an as-built 78 square foot addition and alterations to Unit "A" at 1934 Bath Street including demolition of approximately 23 square feet of existing deck area and replacing one entry door and window with a pair of French doors. New exterior paint colors are proposed for the entire duplex. The new garage will be located in approximately the same location as the originally-permitted garage, which was demolished without a permit.)

**ABR - FINAL REVIEW****D. 130 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007  
Application Number: MST2014-00365  
Owner: Macerich Company  
Architect: Edward DeVicente

(Proposal for a façade upgrade of Building "D", which will complete the La Cumbre Plaza façade upgrades to all buildings in accordance with the approved Tenant Design Criteria. Approval of Phase I, Building "G" was granted under master application MST2012-00361. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

**(Project was last reviewed on August 18, 2014.)**