



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JULY 25, 2022

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

BOARD MEMBERS:

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
Lauren Anderson
David Black
Steve Nuhn
Leon A. Olson
Dennis Whelan

CITY COUNCIL LIAISON:

Mike Jordan

PLANNING COMMISSION LIAISON:

Roxana Bonderson

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
William Russell, Assistant Planner
Kira Esparza, Commission Secretary

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 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. 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, 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. If you have any questions about the posted documents, contact William Russell, Assistant Planner, at (805) 564-5399 or email WRussell@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 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 and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th 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, July 21, 2022 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. ***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.***

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. [1212 COAST VILLAGE RD](#)
Assessor's Parcel Number: 009-230-002
Zone: C-1/SD-3
Application Number: PLN2022-00125
Owner: Turpin CVR LLC, Stephan Rack Managing Member
Applicant: Brian Miller Design

(Proposal to repair an existing retaining wall. The proposal includes removal of trees that are causing the damage.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis Guidelines.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1014 COAST VILLAGE RD**

Assessor's Parcel Number: 009-211-043
Zone: C-1/SD-3
Application Number: PLN2022-00105
Owner: Conners Fam Limited Partnership,
Applicant: Kristin Teufel, Montecito Country Mart

(Proposal to change exterior paint color of two commercial buildings.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the Urban Design Guidelines.

NEW ITEM: ONE-TIME PRE- APPLICATION CONSULTATION**C. 3025 DE LA VINA ST**

Assessor's Parcel Number: 051-172-020
Zone: C-G
Application Number: PRE2022-00110
Owner: CLPF-KSA Grocery Portfolio
Applicant: Jerry Ambrose, Eukon Group

(Proposal for a 625 square foot stealth rooftop wireless telecommunications facility. The design will mimic the existing cupola atop Trader Joes.)

No final appealable decision will be made at this hearing.

NEW ITEM: CONCEPT REVIEW**D. 318 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-281-012
Zone: R-M
Application Number: PLN2022-00162
Owner: 318 Voluntario LLC, Richard Francis Managing Member
Applicant: Adam Grosshans, Outset Design Group Inc.

(Proposal for a new detached 785 square foot Accessory Dwelling Unit. The proposal includes five covered parking spaces.)

No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Analysis Guidelines.