



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, December 9, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: 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 Calendar 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 calendar 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 Calendar 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 Calendar 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. If you have any questions or wish to review the plans, please contact Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a. 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: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, December 5, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at 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.

ABR - NEW ITEM

A. 351 HITCHCOCK WAY E-3/PD/SD-2 Zone

Assessor's Parcel Number: 051-240-004
 Application Number: MST2013-00405
 Owner: Plaza Del Oro Ltd
 Contractor: Sheridan Stanton

(Proposal for alterations to approved landscape plan consisting of the removal of 15 trees. Trees to be removed include canary island pine, olive, sweet gum, and redbud trees. Replacement trees are proposed for eight of the removed trees.)

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

ABR - NEW ITEM

B. 3883 LA CUMBRE PLAZA LN C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-036
 Application Number: MST2013-00427
 Owner: Daketta La Cumbre, LLC
 Owner: Grace Lutheran Church
 Applicant: Tony Calhoun

(Proposal to remove four Tipuana trees ranging from 30 to 50 feet in height with 18 to 24-inch trunk diameters. The request for the removal of the existing trees is a result of potential safety hazards concerns. Three prior Tipuana trees were removed from the property in 2008, and replaced with three New Zealand Christmas Trees. The trees are proposed to be replaced with four new trees.)

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

ABR - FINAL REVIEW**C. 1419 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 039-061-011
Application Number: MST2013-00085
Owner: Gerrity David
Architect: Gordon Brewer

(Proposal to rebuild two non-conforming buildings that were destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation, and the buildings must be replaced like-for-like. The two buildings are a 2,033 square foot two-story five-unit building, and a 900 square foot single unit. There are a total of 15 units and 5 single-room-occupancy units approved on this property in addition to 3 covered parking spaces and 20 uncovered parking spaces. No alterations are proposed for the potentially historic 14-unit Desmond Building on the site.)

ABR - NEW ITEM**D. 229 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-181-004
Application Number: MST2013-00507
Owner: Roxanne Sartorius, Living Trust
Architect: Dawn Sherry

(Proposal to upgrade accessibility at a medical office building. The project would replace an existing ramp at the rear door, install a new walkway from the street to the rear ramp, and revise the parking spaces.)

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

ABR - REVIEW AFTER FINAL**E. 528 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-201-029
Application Number: MST2012-00300
Owner: 528 Anacapa Street, LLC
Architect: AB Design Studios

(Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.)

(Review After Final for accessibility revisions, storefront alterations, patio stairs and handrails, two new parking lot lighting fixtures, new wheel-stop planter at north parking spaces.)

ABR - FINAL REVIEW**F. 420 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-006
Application Number: MST2013-00460
Owner: Space Coast Credit Union
Architect: AB Design Studio

(Proposal for a legal change of use and to replace an existing streetscape storefront system. Also proposed is to remove approximately 1,000 square feet of existing non-residential floor area in order to provide three parking spaces at the rear, new windows, and two new entry doors on the rear elevation. A waiver of parking design standards is requested.)