



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**Monday, January 27, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)  
THIEP CUNG  
SCOTT HOPKINS  
COURTNEY JANE MILLER (Landscape Architect)  
STEPHANIE POOLE (Consent Calendar Representative, Alternate)  
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](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 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](http://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, ext. 4539, or by email at [TBoughman@SantaBarbaraCA.gov](mailto: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, , 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](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.

### **ABR - REVIEW AFTER FINAL**

#### **A. 813 E ANAPAMU ST**

**A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040  
Application Number: MST2013-00365  
Agent: Steve Brown  
Applicant: John Cuykendall  
Designer: Mark Morando  
Owner: Whittier Trust Co. (Mary Jane Scarlallo, Trustee)

(Proposal to re-stripe an existing 10-space parking lot at the rear, to construct a new 17-space parking lot, and to clarify the "as-built" conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations called out in enforcement case ENF2013-00357.)

**(Continued Review After Final for changes to the approved new parking lot. The grade of the lot is proposed to be several feet lower than approved in order to reduce the quantity of grading required.)**

### **ABR - NEW ITEM**

#### **B. 520 E YANONALI ST**

**OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005  
Application Number: MST2014-00033  
Owner: City of Santa Barbara

(Proposal to replace existing lighting at El Estero Wastewater Treatment plant with new energy efficient light fixtures.)

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

**ABR - NEW ITEM****C. 616 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016  
Application Number: MST2014-00018  
Owner: City of Santa Barbara  
Agent: Alelia Parenteau

(Proposal to replace existing and deteriorating impermeable asphalt parking lots with permeable pavers at the City Parks and Recreation Department headquarters.)

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

**ABR - NEW ITEM****D. 2320 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-021  
Application Number: MST2014-00027  
Owner: Barbara Harootunian, Revocable Living Trust

(Proposal for renovations to an existing two-story apartment building. The project would eliminate a swimming pool and fencing and equipment shed and install landscaping, hardscaping, and barbeque. The project includes restoring the parking lot to a 13-space configuration, a new trash enclosure, permitting an as-built second-story deck and as-built storage lockers on the ground. The project will address all violations in ENF2013-00906.)

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

**ABR - FINAL REVIEW****E. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009  
Application Number: MST2013-00499  
Owner: Hughes Lan Holding Trust  
Architect: Dawn Sherry

(Proposal to provide additional parking and accessibility for three existing commercial buildings at 22, 28 and 32 Anacapa Street. The project includes decks, ramps, trash enclosure, fence, and removal of trees.)

**ABR - CONTINUED ITEM****F. 205 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-052-017  
Application Number: MST2013-00526  
Owner: Go Rams, LLC  
Architect: Thompson Naylor Architects  
Business Name: Oreana Winery

(Proposal for legal change of use, parking lot reconfiguration, a new pergola, and railing around an existing outdoor seating area. Also proposed is to permit an "as-built" 150 square foot outdoor stage and "as-built" gates on an existing permitted trash enclosure. Coastal review is required.)

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

**ABR - PROJECT DESIGN REVIEW**

**G. 432 E HALEY ST**

**C-M Zone**

Assessor's Parcel Number: 031-283-010

Application Number: MST2013-00503

Owner: Francisco and Eugenia Andrade

Owner: 432 E. Haley Partners, LLC

Architect: DMHA

(Proposal for alterations to the exterior entry canopy and for new storefront windows and entry doors.)