



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, October 13, 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

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. 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. 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. 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, October 9, 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.

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 or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

ABR - NEW ITEM

- A. 1721 DE LA VINA ST D R-4 Zone**
- Assessor's Parcel Number: 027-091-006
 Application Number: MST2014-00486
 Owner: Ingersoll/ Lightfoot Trust
 Contractor: Derrick's Roofing
- (Proposal to remove existing two piece Mission Tile roof and replace with new asphalt composition CertainTeed Presidential shingles in "Autumn Blend" color.)

ABR - NEW ITEM

- B. 1819 CLIFF DR C-P/R-2/SD-3 Zone**
- Assessor's Parcel Number: 045-013-002
 Application Number: MST2014-00487
 Owner: Ernest J. Panosian, Trustee
 Applicant: Synergy Development Services, Inc.
- (Proposal to upgrade an existing wireless facility completely contained within an existing rooftop cupola. The proposal includes replacing an existing panel antenna, new cable, two new coaxial jumpers, three new remote radio units, and to upgrade the electrical capacity. None of the improvements will be visible.)

ABR - NEW ITEM**C. 1224 COAST VILLAGE CIR C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-013
Application Number: MST2014-00488
Owner: CVC Group, LP
Applicant: Synergy Development Services, Inc.

(Proposal to upgrade an existing wireless facility completely contained within an existing cupola. The proposal includes replacing two existing antennas on three sectors, one radio unit per sector, and to upgrade the electrical capacity. None of the improvements will be visible.)

ABR - CONTINUED ITEM**D. 205 W CAÑÓN PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 037-041-005
Application Number: MST2014-00465
Architect: Studio 103 Architects
Business Name: Barbareño Restaurant

(Proposal for exterior alterations to an existing restaurant. The work includes a new 30 linear foot plaster wall, bike parking, resurfacing a 590 square foot paved outdoor dining area with decomposed granite, two new trash enclosures, new landscape planters, and new outdoor dining furniture. No changes are proposed at the two other existing buildings on site located at 209 and 211 W. Cañón Perdido Street.)

ABR - FINAL REVIEW**E. 3885 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-012
Application Number: MST2013-00411
Owner: State Street Property, LLC
Applicant: Greg Reitz
Applicant: John Cuykendall
Architect: DesignArc

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Final Approval of landscape details is requested. Project was last reviewed on September 15, 2014.)