



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, December 1, 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 Wednesday, November 26, 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 - REVIEW AFTER FINAL**

#### **A. 200 HELENA AVE**

**OC/SD-3 Zone**

Assessor's Parcel Number: 033-052-018  
 Application Number: MST2014-00186  
 Owner: Funk Zone Parking, LLC  
 Architect: AB Design Studio, Inc.

(This is a revised project description. The Scope of work is a shell permit for an existing/as-built 1,858 net square foot building. Per archive plans, 860 square feet of enclosed space will remain. This proposal will result in the enclosure of 426 square feet of new "as-built" non-residential floor area and demolish 286 square feet of "as-built" non-permitted addition. The final building will be a total of 1,286 square feet. An existing 147 square foot detached storage shed will remain. Exterior alterations to the building include new roof, new walls, new siding, new doors, and windows. The proposal will include a new trash enclosure, new parking lot, new bike parking, and landscape/site improvements including a valet parking lot which may accommodate vehicles from offsite. New sidewalk and curb improvements on Helena and Yanonali Street, a new patio, and new fences and rolling gates are also proposed.)

**(Review After Final of change to connect both parking areas and new perimeter landscaping.)**

**ABR - NEW ITEM****B. 2320 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-112-020  
Application Number: MST2014-00590  
Owner: Rametto Co, LLC  
Applicant: Sprint PCS

(Proposal to upgrade an existing wireless facility including the replacement of three antennas and three remote radio units inside an existing screened enclosure. Also included will be alterations to existing equipment cabinets inside the existing building.)

**ABR - FINAL REVIEW****C. 501 FELLOWSHIP RD****E-3 Zone**

Assessor's Parcel Number: 041-220-009  
Application Number: MST2014-00522  
Owner: Southern CA Edison Co.  
Applicant: Mariposa Landscaping, Inc.

(Proposal for a new landscape plan at the existing Southern California Edison Playa Substation. The following trees have already been removed: 50' tall, 36" diameter Shamel ash, 35' tall, 24" diameter Box elder, 30' tall, 24" diameter Chinese elm, three 20' tall, 8" diameter Hollywood junipers, and one 30' tall, 12" diameter Red gum. The following new trees are proposed to be planted: eight 36" box Coast live oaks, and six 36" box Strawberry trees. New shrubs, groundcover, mulch, and a drip irrigation system is also proposed.)

**ABR - REVIEW AFTER FINAL****D. 101 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-083-015  
Application Number: MST2014-00195  
Owner: Amiri Family Trust  
Applicant: Permit Consultants  
Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

**(Review After Final of the installation of five temporary parking lot light poles while waiting for ABR-approved lighting to arrive and be installed.)**

**ABR - FINAL REVIEW****E. 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.)

**(Final Approval of architectural details is requested.)**

**ABR - REVIEW AFTER FINAL****F. 2911 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-008  
Application Number: MST2013-00107  
Owner: 2911 De La Vina, LLC  
Architect: Henry Lenny  
Architect: DMHA

(This is a revised project. Proposal to reduce the square footage of the building by 60 square feet, recess the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacing the existing front concrete patio for a new outdoor dining area with perimeter bollards and chains, a new wood fence, a new trash enclosure, remove "as-built" rear shed roof and construct a smaller rear shed roof at the rear of the building and for alterations to the existing parking lot. Staff Hearing Officer review is requested for a zoning modification.)

**(Review After Final of changes to reconfigure the parking lot in accordance with Transportation Division direction, replace as-built rear shed roof and storage yard fencing. Requires compliance with Staff Hearing Officer Resolution No. 021-14.)**

**ABR - NEW ITEM****G. 1020 E COTA ST****R-2 Zone**

Assessor's Parcel Number: 031-242-006  
Application Number: MST2014-00595  
Owner: BCB Properties, LLC  
Applicant: Amy Von Protz

(Proposal to replace all existing windows on three single-family dwellings on a multi-family parcel. The existing wood windows in Unit A fronting E. Cota Street will be replaced with new vinyl windows. Two windows on the southern property line will be smaller in size. On the two rear units, the existing aluminum windows will also be replaced with new vinyl windows. Also proposed is to re-roof all three dwelling units.)

**ABR - FINAL REVIEW****H. 101 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-027  
Application Number: MST2013-00018  
Owner: Avenue 26 Holdings, LLC  
Architect: Cearnal Andrulaitis, LLP

(Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.)