



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, November 23, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

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**BOARD MEMBERS:**

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**

JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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### 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 Thursday, November 19, 2015, 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

### **ABR - NEW ITEM**

- A. 3214 CALLE CEDRO** **E-3/SD-2 Zone**
- |                           |                             |
|---------------------------|-----------------------------|
| Assessor's Parcel Number: | 053-261-003                 |
| Application Number:       | MST2015-00556               |
| Owner:                    | Roman Catholic Bishop LA/SD |
| Applicant:                | Stephen Wiley               |
- (Proposal to replace existing landscaping with drought-tolerant landscaping, including the removal of two existing 6' tall Japanese maple trees and new drip irrigation.)

### **ABR - FINAL REVIEW**

- B. 202 STEARNS WHARF** **HC/SD-3 Zone**
- |                           |                                  |
|---------------------------|----------------------------------|
| Assessor's Parcel Number: | 033-120-022                      |
| Application Number:       | MST2015-00327                    |
| Owner:                    | City of Santa Barbara            |
| Applicant:                | City of Sb Waterfront Department |
- (This is a revised project description: Concept review of a proposal to replace an existing 35 square foot parking attendant kiosk with an 85 square foot, pre-manufactured, ADA-compliant kiosk at Stearns Wharf. The project will include an accessible ramp connecting the wharf walkway to the kiosk. Also proposed is to install 50 linear feet of permanent wood fencing along the east and west sides of the wharf. Requires Coastal Review in the Permit Jurisdiction of the Coastal Zone.)

**(Project was last reviewed on October 12, 2015.)**

**ABR - PROJECT DESIGN AND FINAL REVIEW****C. 1187 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-008  
 Application Number: MST2015-00118  
 Owner: H & R Investments  
 Agent: SEPPS  
 Designer: Marie Evan Schumacher  
 Business Name: Coast Village Plaza  
 Landscape Architect: Arroyo Seco Construction

(This is a revised project description: Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will include a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope, requiring 80 cubic yards of imported fill and a retaining wall replacement. There will be an overall reduction of landscaping by 1,013 square feet. Requires Staff Hearing Officer Review of a zoning modification to encroach into the front setback, and Coastal Review.)

**(Requires compliance with Staff Hearing Officer Resolution No. 038-15. Requires Coastal Review. Project was last reviewed by the Full Board on July 6, 2015.)**

**ABR - PROJECT DESIGN AND FINAL REVIEW****D. 1123 QUINIENTOS ST****R-2 Zone**

Assessor's Parcel Number: 017-141-011  
 Application Number: MST2012-00225  
 Owner: Salvador S. Martinez & Cruz Torres  
 Designer: Patricio Nava

(Proposal for a 618 square foot one-story addition to the rear unit of an existing 1,012 square foot one-story duplex and a 152 square foot addition with rooftop deck at the rear of an existing 1,475 square foot, two-story single-family dwelling on an 11,275 square foot parcel. Also proposed is a new metal driveway gate, one new uncovered parking space, and to demolish the as-built partition walls inside one bay of the existing three-car garage.)

**(Previous approvals expired on June 25, 2015. New work previously not reviewed is a proposed 152 square foot addition with rooftop deck at the rear.)**

**ABR - REVIEW AFTER FINAL****E. 3025 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-172-020  
 Application Number: MST2015-00522  
 Owner: Loja Traders SB, LLC  
 Applicant: Dago Barajas  
 Business Name: Trader Joe's

(Proposal to construct a new ADA ramp from the front entry area to the sidewalk.)

**(Review After Final of change to approved guardrail.)**

**ABR - PROJECT DESIGN AND FINAL REVIEW****F. 3943 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021  
 Application Number: MST2015-00241  
 Owner: GRI- Regency LLC  
 Architect: Cearnal Andrulaitis LLP  
 Designer: Hollis Brand Culture  
 Business Name: Five Point Retail Center

(Proposal for new large-scale murals and thematic motifs to be painted on exterior walls, trellises, benches, and planter walls.)

**ABR - NEW ITEM****G. 32 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 037-212-008  
 Application Number: MST2015-00466  
 Owner: Abraham Safina Trust  
 Applicant: Channel Coast Corporation  
 Business Name: Santa Barbara Adventure Company

(Proposal for a legal change of use and to permit the following as-built improvements: 70 square foot enclosed storage shed/water heater closet, installation of 146 linear feet of 8'-0" tall chain link fence, removal of as-built swinging gates and infill with chain link fence, and stripe the parking lot. This project addresses violations identified in enforcement case ENF2013-00178.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

**ABR - REVIEW AFTER FINAL****H. 522 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-211-023  
 Application Number: MST2013-00464  
 Owner: Carla Lejade  
 Architect: Jeff Shelton Architect

(This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.)

**(Review After Final of changes to the approved project including the following: change from pavers to permeable concrete blocks, change railing color from "Majestic Purple" to "Passionate Plum," add a Ponytail palm, and replace the Wisteria with Bougainvillea.)**