



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

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

**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)**

Representatives present:      Kirk Gradin and Courtney Jane Miller.

Staff present:      Susan Gantz.

**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.)

Present:      Stephen Wiley, Applicant; and Scott Menzel, Landscape Architect.

**Motion:**      **Project Design Approval and Final Approval as submitted.**

Action:      Miller/Gradin, 2/0/0. Motion carried.

**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.)**

Present: Karl Treiberg, Waterfront Facilities Manager.

**Motion: Final Approval with the condition that drafted details for fascia and gutter (on plan Sheet 8) and markups on the south elevations of plan Sheet 5 shall be provided to ABR staff for review by Chair Gradin.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**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.)**

Present: Heidi Jones, SEPPS; Marie Evan Schumacher, Designer; Chris Arntz, Arroyo Seco Construction

**Motion: Project Design Approval and Final Approval as submitted with detail of Arto brick wall cap to be submitted to the ABR staff.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**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 a second floor 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.)**

Present: Patricio Nava, Designer.

**Motion: Project Design Approval and Final Approval as submitted with the condition that the detail at the new deck edge shall be similar to the existing deck edge at the top stairway landing.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**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.)**

Present: Dago Barajas, Applicant.

**Motion: Continued indefinitely to ABR staff with the Applicant to provide a guardrail detail with a handrail incorporated.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**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.)

Present: Patrick Conway, Vice-President, Regency Centers, Inc.

**Motion: Continued indefinitely to Full Board.**

Action: Gradin/Miller, 2/0/0. Motion carried.

**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.)**

Present: Jesse Walz, Applicant/Channel Coast Corporation.

**Motion: Project Design Approval and Final Approval with conditions.**

- 1) Remove the green fabric from the fencing and provide a sliding gate with vertical natural wood slats (full height) on the street side.
- 2) If additional screening is needed, provide a proposed alternative for ABR review.
- 3) The Consent Reviewer read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Gradin/Miller, 2/0/0. Motion carried.

**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.)**

Present: Carla Lajade, Owner.

**Motion: Final Approval as submitted of Review After Final.**

Action: Gradin/Miller, 2/0/0. Motion carried.