



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Note: Special **Tuesday** meeting date due to observance of the  
Monday, February 15, 2016 Presidents' Day Holiday.

**TUESDAY, February 16, 2016** **David Gebhard Public Meeting Room: 630 Garden Street** **1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** FRANK HOTCHKISS  
**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)**

#### 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, February 11, 2016, 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.

## **FINAL REVIEW**

### **A. 1600 BLK CLIFF DR NEAR PAYERAS**

Assessor's Parcel Number:	ROW-002-346
Application Number:	MST2015-00514
Contractor:	Verizon Wireless
Applicant:	Verizon Wireless
Architect:	SAC Wireless
Business Name:	City of Santa Barbara

(Proposal for a new small cell wireless communication installation for Verizon Wireless on the south side of Cliff Drive. The proposal includes a new arm-mounted, 24" tall cylindrical antenna to be mounted on an existing 34' tall utility pole and a locked chain link equipment enclosure to be located down the slope of the embankment beyond the sidewalk within the ROW. There will also be wood access stairs. A Public Works encroachment permit is being processed under application PBW2015-01120.)

**(Project was last reviewed by the Full Board on January 4, 2016.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 1 N CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-012  
 Application Number: MST2015-00570  
 Owner: Jacques Investments, LP  
 Applicant: Dudek  
 Architect: JM Holliday Associates

(Proposal to install an FM radio antenna on top of the existing Vercal building in the center of the roof area over the Calvary Chapel leasehold space. The height of the antenna will be approximately 20 feet above the roof line. The overall height of the antenna from grade will be approximately 50 feet. This project requires Planning Commission review for a Conditional Use Permit.)

**(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 003-16. Project was last reviewed by Full Board on December 7, 2015.)**

**REVIEW AFTER FINAL****C. 205 W CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 037-041-005  
 Application Number: MST2015-00551  
 Owner: Foxen Trust  
 Architect: Studio 1030 Architects  
 Business Name: Barbareno

(Proposal for a 630 square foot awning, awning support structure, patio lighting, and a new planter for an existing restaurant.)

**(Review After Final to add new exterior lighting and gas-fired infrared heaters.)**

**FINAL REVIEW****D. 3771 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-049  
 Application Number: MST2015-00301  
 Owner: Yun-Pei Yeh  
 Applicant: The Tasty Group  
 Architect: Armet Davi Newlove & Associates, AIA  
 Business Name: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast-food outlet. The project includes changes to the façade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot, with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

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

**NEW ITEM****E. 2000 BLK RED ROSE WAY 2281 SEG ID**

Assessor's Parcel Number: ROW-002-281  
Application Number: MST2016-00010  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 26'-7" above ground level on an existing 20'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on Red Rose Way, 235' east of Camino Calma.)

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

**NEW ITEM****F. 800 BLK N MILPAS ST SEG ID 1034**

Assessor's Parcel Number: ROW-001-034  
Application Number: MST2016-00011  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 26'-7" above ground level on an existing 28'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on N. Milpas Street, 110' east of E. Canon Perdido Street.)

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

**NEW ITEM****G. 3900 BLK STATE ST 2662 SEG ID**

Assessor's Parcel Number: ROW-002-662  
Application Number: MST2016-00012  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 28' above ground level on an existing 30'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on State Street 193' east of Calle Real.)

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

**NEW ITEM****H. 0 BLK AUGUSTA LN 2739 SEG ID**

Assessor's Parcel Number: ROW-002-739  
Application Number: MST2016-00013  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal for a data collector unit to be mounted 19'-5" above ground level on an existing 20'-0" tall concrete utility pole as part of the Advanced Meter Project. The exact location is on Augusta Lane 28' south of Alston Road. )

**(Location reviewed by Advanced Meter Subcommittee on February 9, 2016.)**

**NEW ITEM****I. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-016  
Application Number: MST2016-00047  
Owner: Ray Fazendin  
Architect: Michelle McToldridge

(Proposal to demolish an existing detached 368 square foot garage and construct a 370 square foot detached carport for an existing duplex in the non-appealable jurisdiction of the Coastal Zone. The driveway grade will be lowered, resulting in 132 cubic yards of grading excavation and 20 cubic yards of fill dirt. There will be 1,265 square feet of new impervious paving for outdoor patios and steps and a 954 square foot permeable driveway. Also proposed is 101 linear feet of new site walls ranging in height from 4'-6" to 7'-6" along the front property line, which will require an Administrative Exception for overheight walls at the front property line. One 5" diameter elm tree will be removed.)

**(Comments only; requires Environmental Assessment and Coastal Review.)**