



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, February 22, 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
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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

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, February 18, 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.

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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

ABR - NEW ITEM

A. 3005 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-121-006
 Application Number: MST2016-00061
 Owner: Richard W. and Vera J. Scheeff, Trustees
 Architect: Bryan Murphy

(Proposal to legalize an "as-built" ADA accessible parking space at the front of an existing parking lot, new site wall, and planter for an existing commercial building. No new floor area is proposed.)

ABR - REVIEW AFTER FINAL**B. 2001 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 025-346-004
 Application Number: MST2014-00069
 Owner: Gordon Family Survivor's Trust
 Architect: Peter Walker Hunt AIA

(This is a revised project description: Proposal for alterations to an existing development consisting of a six unit apartment complex, a duplex, a carport, and associated garages. The alterations include new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, converting the one-car garage to a recreation room with associated alterations including an "as-built" covered deck at the rear of the garage, a new trellis/ pergola structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145. Staff Hearing Officer review is requested for zoning modifications.)

(Review After Final of the following minor changes: change to patio and west stairway wall material to post & beam, pergola relocation, higher guardrail, wall extension, stair relocation, trash enclosure size increase of 10", change in wall slope at mailbox, and change three-panel sliding door at one French door with fixed window.)

ABR - FINAL REVIEW**C. 225 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-012
 Application Number: MST2015-00418
 Owner: Iglesia Del Dios Vivo
 Architect: Jyl Ratkevich

(Proposal for a minor reduction of floor area and alterations to an existing 1,781 square foot church. The project includes raising the one story roof at the front of the building to align with the second floor roof at the rear, the demolition of 44 square feet of floor area on the west elevation, and the addition of 17 square feet of floor area on the south elevation facing E. Haley Street. Also proposed are alterations to windows and doors, decorative details, and an extension of the stair landing over the forced air unit cabinet at the rear. A project approved under master application MST2011-00310 is currently under construction under building permit application BLD2012-01010.)

(Project was last reviewed on November 23, 2015.)

ABR - PROJECT DESIGN AND FINAL REVIEW**D. 1013 BATH ST****C-2 Zone**

Assessor's Parcel Number: 039-262-018
 Application Number: MST2013-00026
 Business Name: Sushi Teri
 Architect: Tom Ochsner
 Owner: Perera Laxman

(Proposal to replace the existing front deck for accessibility, to permit the as-built 48 square foot walk-in cooler, to permit the as-built 93 square foot storage addition, and for a new van-accessible parking space for the existing Sushi Teri restaurant.)

(Previous approvals have expired. Requesting Project Design and Final Approvals of project plans that have not changed.)