



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, March 3, 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

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 calendar 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 Calendar 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: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, 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 enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, February 27, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102

ABR - NEW ITEM

A. 3850 STATE ST

C-P/SD-2 Zone

Assessor's Parcel Number: 057-240-048
Application Number: MST2014-00064
Owner: Theresa Cavaletto Huffman
Architect: Ketzler & Goodman
Business Name: Best Western Pepper Tree Inn

(Proposal to install a new 109 square foot two-story elevator and equipment room at the north side of the building. Also proposed is to restripe the parking lot with 152 regular parking spaces and six accessible spaces for a total of 158 spaces. Approximately 17 cubic yards of grading excavation will be required for the elevator foundation.)

(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 - PROJECT DESIGN AND FINAL REVIEW**B. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002
Application Number: MST2011-00384
Owner: Dansk Investment Group, Inc.
Owner: Moller Investment
Engineer: Mark Pascuine
Agent: Rick Jahj

(Proposal for a tenant improvement consisting of interior and exterior remodeling of the existing 1,600 square foot building & dedication of additional R/W. The proposal includes elimination of the automobile service bays and expansion of the mini-market within the existing building, and new accessible parking and entry. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.)

(Action may be taken if sufficient information is provided. Requires compliance with Planning Commission Resolution No. 003-14. Project was last reviewed on January 7, 2013.)

ABR - NEW ITEM**C. 2524 ORELLA ST****R-3 Zone**

Assessor's Parcel Number: 025-022-021
Application Number: MST2014-00071
Owner: Elisabeth Greenwald
Designer: Amy Von Protz

(Proposal for a 119 square foot addition to an existing 710 square foot single-family dwelling developed with two units. The work will occur on the front of the 6,300 square foot parcel.)

(Action may be taken if sufficient information is provided.)

ABR - REVIEW AFTER FINAL**D. 229 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-181-004
Application Number: MST2013-00507
Owner: Sartorius, Roxanne Living Trust
Architect: Dawn Sherry

(Proposal to upgrade accessibility at a medical office building. The project would replace an existing ramp at the rear door, install a new walkway from the street to the rear ramp, and revise the parking spaces.)

(Review After Final of changes to windows and ramp handrails.)

ABR - NEW ITEM**E. 301 W CABRILLO BLVD****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018

Application Number: MST2014-00075

Owner: City of Santa Barbara

Applicant: City of Santa Barbara

(Proposal to replace 352 linear feet of an existing wood guardrail with fiber cement Hardie board to meet current Building Code requirements. Details will match the existing wood guardrail. This work, located at the rock groin, will include the in-kind replacement of existing lighting and conduit under the cap rail.)