



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, April 7, 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 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: 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, April 3, 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 - FINAL REVIEW

A. 2320 DE LA VINA ST

R-4 Zone

Assessor's Parcel Number: 025-113-021
Application Number: MST2014-00027
Owner: Barbara Harootunian Trust
Applicant: Vanguard Planning

(Proposal for renovations to an existing two-story apartment building. The project would eliminate a swimming pool and fencing and equipment shed and install landscaping, hardscaping, and barbeque. The project includes restoring the parking lot to a 13-space configuration, a new trash enclosure, permitting an as-built second-story deck and as-built storage lockers on the ground. The project will address all violations in ENF2013-00906.)

(Final Approval of updated Landscape Plan is requested.)

ABR - REVIEW AFTER FINAL**B. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019
Application Number: MST2012-00374
Owner: Paul Uyesaka
Architect: Rex Ruskauff
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

(Review After Final of changes to planters, trash enclosure gates, TV's, and heaters at the rear patio.)

ABR - NEW ITEM**C. 100 FREDERIC LOPEZ RD**

Assessor's Parcel Number: 073-080-068
Application Number: MST2014-00134
Owner: City of Santa Barbara
Applicant: Leif Reynolds, Project Engineer

(Proposal for a 192 square foot addition to be provided in two 8'-12' PODS storage containers and located on the east side of the parcel. Also proposed is a new 77 linear foot, 8'-0" tall, black PVC-coated steel chain-link fence, a 12'-0" wide double gate, and new awning to be installed above an existing door on the east elevation.)

(Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

ABR - REVIEW AFTER FINAL**D. 3525 STATE ST****C-P/S-D-2 Zone**

Assessor's Parcel Number: 051-053-018
Application Number: MST2013-00402
Owner: Antonio Romasanta
Architect: Larry Clark

(Proposal to construct an 80 square foot exterior elevator within the parking courtyard and construct a 328 square foot accessible walkway connection between buildings. One existing parking space would be relocated.)

(Review After Final of change to add a canvas awning cover to the ADA path of travel.)

ABR - NEW ITEM

- E. 329 N MILPAS ST** **C-2 Zone**
Assessor's Parcel Number: 031-363-029
Application Number: MST2014-00141
Owner: Matilija Investment Property, LLC
Architect: Alliance Design Group
(Proposal to upgrade electrical service, install three new parking light fixtures, and replace four rooftop HVAC units.)

ABR - NEW ITEM

- F. 590 E GUTIERREZ ST** **M-1 Zone**
Assessor's Parcel Number: 031-351-015
Application Number: MST2014-00143
Owner: Richard and Constance Doolittle
Architect: Craig Burdick
(Proposal for a new accessible ramp, parking lot restripe for ADA, and to legalize as-built doors and windows on an existing commercial building. This project will address violations identified in enforcement case ENF2012-00862.)

ABR - FINAL REVIEW

- G. 510 N SALSIPUEDES ST** **C-M Zone**
Assessor's Parcel Number: 031-222-018
Application Number: MST2013-00212
Owner: Peoples' Self-Help Housing
Architect: Peikert + RRM Design Group
(Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.)

(Final Approval of architectural details is requested: lowered hipped roof element at the northwest corner, reduced elevator tower height, revised roof-mounted solar panels, permeable pavers in courtyard, gable at SE corner lowered to original height, side yards adjacent to garage reduced one or two inches to accommodate thickened structural walls, widened sidewalk/right-of-way along Haley Street and street corner and reduced width of planter/retention basin, window roof trellis brace, bird stop eave detail, parapet and finial detail, relocated roof-mounted attic vents, exterior light fixture locations shown. Project was last reviewed on February 10, 2014.)