



City of Santa Barbara Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Note: Special Tuesday meeting date due to observance of the
Monday, May 26, 2014, Memorial Day Holiday.**

TUESDAY, May 27, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice Chair*
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER
STEPHANIE POOLE
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, May 22, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

ABR - NEW ITEM

A. 1934 ELISE WAY

R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-017
Application Number: MST2014-00231
Owner: Housing Authority/City of Santa Barbara
Applicant: Thomas Moore

(Proposal to replace all of the existing aluminum windows in a 16 unit residential development with new Milgard vinyl retrofit windows. No new window openings are proposed.)

ABR - REVIEW AFTER FINAL**B. 706 E HALEY ST****C-2 Zone**

Assessor's Parcel Number: 031-301-002
 Application Number: MST2014-00010
 Owner: Slason Family 1992 Survivors Trust
 Owner: Santa Barbara Land Company
 Applicant: JM Holliday Associates
 Agent: Jerry Rocci

(Proposal for a complete interior and exterior remodel of an existing mixed-use building consisting of 1,300 square feet of commercial space and five residential units on a 10,000 square foot site. The remodel consists of a new floor plan configuration, a 60 square foot commercial addition, new exterior patio and trellis along Haley Street, new entries for the residential units, and one new accessible uncovered parking space. Also proposed is to remove an existing 10" diameter tree and to construct a new 51 linear foot, 6'-0" tall CMU and plaster wall.)

(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 and Findings for Removal of a tree within the front setback per SMBC 15.24.090 Findings for Removal.)

ABR - NEW ITEM**C. 118 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-091-016
 Application Number: MST2014-00240
 Owner: Kenneth and Barbara Coates Family Trust
 Owner: Lesley Alexander Trust
 Architect: Bill Wolf

(Proposal for fire damage repairs and improvements to an existing 2,216 one-story commercial building. The project includes minor door and window changes, 500 square feet of new paving including walkways and a new ADA accessible ramp, relocation of skylights, replacement of 620 square feet of roofing, and new landscaping on a 3,969 square foot parcel.)

CONCEPT REVIEW - CONTINUED ITEM**D. 3761 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053
 Application Number: MST2014-00155
 Owner: Teachers Insurance & Annuity Association of America
 Architect: Arcadia Studio

(Proposal for landscape plan revisions and tree replacement in the Whole Foods retail store parking lot including the following: remove 34 Eucalyptus citriodora "Lemon Gum," nine Agonis jervis bay after dark "Bronze Peppermint Tree," and 11 Chionanthus retusus "Chinese Fringe Tree" and replace with 13 Lophostemon confertus "Brisbane Box," 12 Melaleuca styphelioides "Prickly Paperbark," and eight Stenocarpus sinuatis "Firewheel Trees." In summary, 54 trees will be removed, 33 new trees will be planted, and 70 existing trees will be protected in place and will remain unchanged.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 12, 2014.)