



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW *REVISED* CONSENT AGENDA

Monday, June 30, 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, June 26, 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 - FINAL REVIEW

A. 120 S HOPE ST F123 C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2014-00277
 Business Name: Michael Kors
 Applicant: Scott Daves
 Architect: Two One Two Design
 Owner: Patricia Nettleship Trustee/Macerich

(Proposal for new glass storefront and provide interior void spaces to result in no change to the net square footage for the tenant space. A metal awning element is also proposed on two elevations.)

ABR - PROJECT DESIGN AND FINAL REVIEW

B. 402 S SALINAS ST C-P Zone

Assessor's Parcel Number: 017-341-009
 Application Number: MST2014-00147
 Owner: John and Ell Coudray
 Owner: John Coudray
 Architect: Howard Wittausch

(Proposal for a 20 square foot addition to an existing non-residential building to enclose electrical equipment. The project qualifies for an exemption under the Nonresidential Growth Management Program. Staff Hearing Officer review is requested for a zoning modification.)

(Referred back to Consent by ABR Staff. Project was last reviewed on April 21, 2014. Requires compliance with Staff Hearing Officer Resolution No. 038-14.)

ABR - REVIEW AFTER FINAL**C. 1919 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-013
Application Number: MST2013-00112
Owner: Ilham Akraa
Architect: Ghazwan Akraa

(Proposal for a tenant improvement for a new restaurant. The project includes two minor additions consisting of enclosure of 856 square feet of existing covered patio areas, new tile at front patio, repainting the building, landscaping alterations, new bicycle racks, and restriping the parking lot.)

(Review After Final of the following changes to an approved plan: revise exterior paint color selection; omit light pole and install floodlights; revise bicycle rack design; change patio paving material.)

ABR - NEW ITEM**D. 1522 CECIL COOK PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2014-00301
Owner: City of Santa Barbara
Landscape Architect: David Black & Associates

(Proposal to revise the landscape plan for 1440 and 1522 Cecil Cook Place. The proposal includes the removal of existing turf, landscape shrubs, and selected trees. The new landscaping will consist of drought-tolerant plantings with a drip irrigation system.)

ABR - REVIEW AFTER FINAL**E. 3943 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2013-00359
Owner: GRI Regency LLC
Architect: Cearnal Andrulaitis
Business Name: Five Points Shopping Center

(Proposal to reconfigure parking lot and add 21 parking spaces in the Five Points Shopping Center parking lot. The proposal includes grading work, accessibility improvements (parking and paths of travel), replacement of existing light fixtures, landscaping, and an additional trash enclosure.)

(Review After Final of change to approved trees in a planter along State Street. Due to gas line conflicts, the specified trees will change from four 24" box Platanus racemosa "California Sycamore" to four 24" box Ginkgo biloba "Maidenhair Tree.")