



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, July 21, 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, July 17, 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 - REVIEW AFTER FINAL

A. 1198 COAST VILLAGE RD

C-1/SD-3 Zone

| | |
|---------------------------|----------------------|
| Assessor's Parcel Number: | 009-222-010 |
| Application Number: | MST2012-00231 |
| Owner: | Dewayne Copus Trust |
| Architect: | AB Design Studio |
| Business Name: | Peabody's Restaurant |
| Business Name: | Oliver's |

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final of the following changes: Omit trellises, omit gazebo, remove fireplace and chimney, add new pair of doors, lower bottom of a window, and wall and landscape changes. Project was last reviewed on June 16, 2014.)

ABR - FINAL REVIEW**B. 525 E MICHELTORENA ST****R-3 Zone**

Assessor's Parcel Number: 027-260-031
Application Number: MST2013-00461
Owner: PB Micheltorena, LLC
Architect: DMHA

(Proposal for façade improvements to an existing commercial building and accessibility upgrades to the parking lot, new entry stairs, accessible ramp, and exterior patio. Also included is a reconfiguration of the front stairs to accommodate an accessible lift at the front of the building.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 026-14.)

ABR - NEW ITEM**C. 103 DAVID LOVE PL****A-I-1/SP-6 Zone**

Assessor's Parcel Number: 073-080-045
Application Number: MST2014-00327
Owner: City of Santa Barbara/Airport Dept.
Applicant: Brian Brooks

(Proposal to construct a 1,547 square foot open steel-framed canopy/carport structure over an existing wash bay for Southern California Edison Company. New light fixtures will be installed on an adjacent building. There will be no grading or utility improvements, and site parking will not be affected. Roof panels and trim will be painted red to match existing accents.)

ABR - CONTINUED ITEM**D. 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 Walk Hunt

(This is a revised project description: Proposal for alterations to an existing development consisting of a six unit apartment complex, a duplex, 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, 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.)

(Comments only on revised project description; requires Staff Hearing Officer review.)