



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, September 22, 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: If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Thursday, September 18, 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. 3877 CINCO AMIGOS

R-2 Zone

Assessor's Parcel Number: 049-380-011
 Application Number: MST2014-00441
 Owner: Bruce Covington
 Architect: Roderick Britton

(Proposal for a 72 square foot addition to an existing 1,617 square foot condominium with an attached 403 square foot two-car garage.)

ABR - NEW ITEM

B. 325 ARGONNE CIRCLE

E-3/SD-2 Zone

Assessor's Parcel Number: 053-261-004
 Application Number: MST2014-00450
 Owner: Roman Catholic Archbishop of Los Angeles
 Applicant: Steve Wiley
 Business Name: San Roque Church and School

(Proposal to add three 10'-0" tall pole lights along the Calle Piñon street frontage to illuminate the public sidewalk. No other changes are proposed.)

ABR - CONTINUED ITEM**C. 418 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-311-033
Application Number: MST2014-00433
Owner: Riviera Vista I
Applicant: Vanguard Planning, LLC
Designer: Amy Von Protz

(Proposal for work at two addresses with two separate Assessor parcel numbers. Proposed at 418 N. Milpas Street (APN031-311-033) is to construct a 206 linear foot, 8'-0" tall wooden fence with 20'-0" wide automatic swing gate, a 10'-0" wide wooden swing gate, and a new trash enclosure. Also proposed is the removal of the barbed wire from atop an existing 8'-0" tall chain link perimeter fence. Proposed at 823 E. Mason Street (APN017-083-018) is to permit commercial auto storage at the rear of an existing single-family dwelling, and to install eight new steel bollards at the rear of the lot. This project will address violations identified in enforcement case ENF2014-00310.)

(Second Review.)

ABR - PROJECT DESIGN AND FINAL REVIEW**D. 3328 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-324-011
Application Number: MST2014-00209
Owner: Bryan William McCann
Applicant: Darkmoon Building Design and Construction
Business Name: Instrumental Music

(Proposal for a streetscape façade remodel on an existing 3,161 square foot one-story commercial building. No other changes are proposed on this 6,750 square foot parcel.)

(Project was last reviewed September 15, 2014. Proposed signage and light fixtures to be reviewed under separate sign permit application.)

ABR - PROJECT DESIGN AND FINAL REVIEW**E. 6010 HOLLISTER AVE BL370****A-I Zone**

Assessor's Parcel Number: 073-080-006
Application Number: MST2014-00366
Owner: City of Santa Barbara / Airport Department
Applicant: Big Brand Tire & Service
Business Name: Big Brand Tire & Service

(Proposal to replace eight wooden garage bay doors with new steel doors in existing openings. Also proposed is to repaint the building's exterior walls Sherwin Williams SW6115 "Totally Tan" and the new garage doors Sherwin Williams SW7523 "Burnished Brandy." The planters will be replanted with draught-tolerant succulents "Spear lily.")

ABR - FINAL REVIEW**F. 2981 CLIFF DR****COUNTY Zone**

Assessor's Parcel Number: 047-092-013
Application Number: MST2013-00445
Owner: County of Santa Barbara
Architect: Jeffrey Stoutenborough

(The project consists of a new 664 square foot (net)/ 786 square foot (gross) restroom facility at Arroyo Burro Beach County Park, a 7.17 acre regional beach/park located at 2981 Cliff Drive. The existing 325 square foot men's restroom attached to the restaurant would be converted to storage. The existing 336 square foot detached women's bathroom would be converted to another use such as storage or other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals). The existing 201 square foot storage structure would be removed and replaced with new bicycle racks. The existing delivery aisle would be relocated and one vehicular parking space would be removed. The project would include approximately 60 cubic yards of cut and 35 cubic yards of fill. The discretionary application required for this project is a Coastal Development Permit.)