



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, March 23, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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](http://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](mailto: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](mailto: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, March 19, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/ABR](http://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](mailto:ABRSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **ABR - FINAL REVIEW**

### **A. 150 S LA CUMBRE RD**

**C-2/SD-2 Zone**

Assessor's Parcel Number:	051-032-002
Application Number:	MST2014-00629
Owner:	Dansk Retail, Inc - Travis Lane
Applicant:	FirstElement Fuel, Inc.
Architect:	Raymond Ketzler

(Proposal for a new hydrogen fuel cell dispensing facility to be located at the southern portion of the site of an existing service station. The above-ground hydrogen tank and associated mechanical equipment will reach approximately 12 feet in height. Also proposed is an 8'-0" tall CMU block wall enclosure, security cameras, and light fixtures. No new floor area is proposed.)

**(Final Approval of details is requested.)**

**ABR - NEW ITEM****B. 2900 - 3000 BLOCK OF DE LA VINA ST**

Assessor's Parcel Number: ROW-000-362  
 Application Number: MST2015-00113  
 Owner: City of Santa Barbara  
 Applicant: Eric Goodall, EIT, Project Engineer

(Proposal for pedestrian crossing enhancements at three De La Vina Street intersections at Samarkand Drive, Calle Laureles, and Arden Road in the 2900 and 3000 blocks of De La Vina Street. Improvements will include access ramp and crosswalk striping, two new light fixtures with cross arms, two ground-mounted control cabinets, and a new median. There will be 932 square feet of asphalt and concrete replacement and one 4" diameter palm tree is proposed to be removed.)

**ABR - REVIEW AFTER FINAL****C. 402 E ORTEGA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016  
 Application Number: MST2015-00065  
 Owner: City of Santa Barbara  
 Applicant: Keven Strasburg, Park Project Technician

(Proposal to create a new ADA accessible entry for the Parks Department Administrative offices. No new floor area is proposed.)

**(Review After Final of added handrail. Project was last reviewed on February 17, 2015.)**

**ABR - NEW ITEM****D. 2780 STATE ST 16****R-O Zone**

Assessor's Parcel Number: 051-600-016  
 Application Number: MST2015-00122  
 Owner: Tecis Properties, LLC  
 Architect: East Beach Ventures Architecture

(Proposal to add a new roof above an existing 145 square foot second story deck and a small extension of a wall at an existing arch. The proposal does not involve any new square footage.)

**ABR - NEW ITEM****E. 800 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-051-023  
 Application Number: MST2015-00069  
 Owner: Blupac Investments III, LLC  
 Applicant: Judy Campbell  
 Contractor: Campbell Geo, Inc.

(Proposal to install a temporary soil vapor remediation system which will be screened by a 6'-0" tall redwood fence to match the existing as-built trash enclosure. Parking will be reduced by two spaces to accommodate the enclosure, resulting in 18 available parking spaces. The two parking spaces will be restored when the system is removed after a maximum of two years.)

**ABR - NEW ITEM****F. 3855 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007  
Application Number: MST2015-00115  
Owner: Riviera Dairy Products  
Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 398 square feet of new permeable concrete and 151 square feet of new permeable pavers. Also proposed are new curb ramps, detectable warnings, and pedestrian warning crossing lights. Minor landscape changes are also proposed.)

**ABR - NEW ITEM****G. 110 S HOPE AVE C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014  
Application Number: MST2015-00131  
Owner: Patricia Nettleship Trust  
Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 1,693 square feet of new permeable concrete and 633 square feet of new permeable pavers. Minor landscape changes are also proposed.)

**ABR - NEW ITEM****H. 130 S HOPE AVE C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007  
Application Number: MST2015-00132  
Owner: Riviera Dairy Products  
Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 5,633 square feet of impermeable concrete maintenance and 491 square feet of new impermeable area. Minor landscape changes are also proposed.)