



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, May 11, 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, May 7, 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 - PROJECT DESIGN AND FINAL REVIEW**

### **A. 400 HITCHCOCK WAY**

**E-3/PD/SD-2 Zone**

Assessor's Parcel Number:	051-240-002
Application Number:	MST2014-00515
Owner:	Donald Hughes
Agent:	Suzanne Elledge Planning & Permitting Services
Business Name:	Tesla Retail Development
Architect:	MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including façade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

**(For Phase 1 portion only. Phase 2 of the project requires Planning Commission review. Action may be taken if sufficient information is provided. Project was last reviewed on February 2, 2015.)**

**ABR - REVIEW AFTER FINAL****B. 3892 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-045  
Application Number: MST2013-00360  
Owner: Wilson Wu  
Applicant: Josephine Wu

(This is a revised project description: Proposal to replace a section of the existing storefront system on the ground floor of an existing office building.)

**(Review After Final to include a larger area of the storefront to be modified.)**

**ABR - REVIEW AFTER FINAL****C. 121 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-221-019  
Application Number: MST2014-00140  
Owner: Geoffrey Rockwell  
Architect: Sherry & Associates

(Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.)

**(Third Review. Project was last reviewed on May 4, 2015.)**

**ABR - NEW ITEM****D. 3930 VIA LUCERO****R-3/SD-2 Zone**

Assessor's Parcel Number: 057-232-019  
Application Number: MST2015-00223  
Owner: Joyce and Leon Lunt  
Architect: Roteman Architects

(Proposal for alterations to an existing 26 unit apartment complex comprising the removal of unpermitted enclosures around two existing permitted uncovered parking spaces, removal of three unpermitted uncovered parking spaces, and a new trash enclosure with screening. This proposal addresses violations identified in ZIR2015-00138.)

**ABR - NEW ITEM: TIME CERTAIN****E. CITYWIDE**

**(2:45)** Assessor's Parcel Number: ROW-002-106  
Application Number: MST2015-00220  
Owner: City of Santa Barbara - Public Works  
Applicant: Sempra Utilities

(Proposal to install advanced meter attachments to three existing streetlight poles as part of the Advanced Meter project for Southern California Gas Co. The attachments will be installed within the public right-of-way at three locations: W. Carrillo at Chino Streets, E. Cota at Anacapa Streets, and on Portesuello Avenue north of Vista Del Campo.)

**(Requires Public Works Encroachment Permits for work within three City Rights-of-Way.)**

**ABR - NEW ITEM: TIME CERTAIN****F. 144 CEDAR LN****E-1 Zone**

**(2:50)** Assessor's Parcel Number: 015-010-004  
Application Number: MST2015-00217  
Owner: City of Santa Barbara  
Applicant: Sempra Utilities

(Proposal to install a new 29' tall wood pole for a Southern California Gas Co. Advanced Meter project at a City of Santa Barbara water supply site.)