



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, May 18, 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

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 (ADA): 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, May 14, 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.

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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

ABR - FINAL REVIEW

A. 32 ANACAPA ST

OC/SD-3 Zone

Assessor's Parcel Number:	033-113-012
Application Number:	MST2013-00382
Owner:	Jason Leggitt
Architect:	SB Home Designs
Applicant:	Misael Contreras

(Proposal to permit "as-built" uses in an existing 4,000 square foot commercial building including two new ADA accessible ramps, new deck areas totaling 1,006 square feet, door and window changes, and interior alterations for a restaurant/bar in Unit C. Currently there are ten legal nonconforming parking spaces on this approximately 12,000 square foot parcel with 10 parking spaces proposed. Also proposed is a new trash enclosure, new bicycle parking, and a new entry trellis connecting City Parking Lot 10 with this parcel. This project addresses violations identified in enforcement case ENF2013-00015 and requires Coastal Review.)

(Project was last reviewed at Full Board on April 27, 2015.)

ABR - CONTINUED ITEM**B. 100 BARRANCA AVE COMMON AREA****R-2/S-D-3 Zone**

Assessor's Parcel Number: 045-270-CA1
Application Number: MST2015-00184
Owner: Shoreline Condominium Assoc.
Applicant: Carlos Grano

(Proposal to replace an existing 95 linear foot, 42" tall wood fence in disrepair along the north and west property lines with a new 72" tall fence. A portion of the new fence length along the north property line will be only 60" tall. The total new fence length will be 350 linear feet. The fence is located on top of an existing retaining wall resulting in one side higher than eight feet; therefore, an Administrative Exception is requested for approval of the height of the wall and fence to be 12 feet.)

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

ABR - NEW ITEM**C. 521 FIRESTONE RD.****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2015-00227
Owner: City of Santa Barbara
Architect: Hochhauser Blatter Architecture & Planning
Applicant: Mario Medina
Business Name: High Sierra Grill

(Proposal for exterior improvements to an existing restaurant and bar. The work will comprise the removal of an existing 75 square foot storage room and the enclosure of a 97 square foot refrigerator space, a new 170 square foot covered cabana bar with lighting, new exterior paint, new trellis, gas firepits, and a transparent wind screen. Six existing palm trees at the front of the site are proposed to be wrapped with illuminated light ropes. The total new square footage proposed is 22 square feet.)

(Action may be taken if sufficient information is provided. Project requires Coastal Review and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

ABR - REVIEW AFTER FINAL**D. 2911 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-008
Application Number: MST2013-00107
Owner: 2911 De La Vina, LLC
Architect: Henry Lenny
Architect: DMHA
Business Name: Los Agaves

(This is a revised project. Proposal to reduce the square footage of the building by 60 square feet, recess the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacing the existing front concrete patio for a new outdoor dining area with perimeter bollards and chains, a new wood fence, a new trash enclosure, remove "as-built" rear shed roof and construct a smaller rear shed roof at the rear of the building and for alterations to the existing parking lot. Staff Hearing Officer approval was granted for a zoning modification.)

(Review After Final of the following changes to the approved project: add two additional "Barcelona" wall sconces, retain and resize the existing second door, add wall-mounted heaters, change the style of the stone material, add two floor-mounted heaters, and change the patio floor material from scored concrete to flagstone. Requires compliance with Staff Hearing Officer Resolution No. 021-14.)

ABR - PROJECT DESIGN AND FINAL REVIEW**E. 1187 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-008
Application Number: MST2015-00118
Owner: H & R Investments
Agent: SEPPS
Designer: Marie Evan Schumacher
Business Name: Coast Village Plaza

(Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will comprise a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope so there will be 80 cubic yards of imported fill, and an existing retaining wall will be replaced. There will be an overall reduction of landscaping by 1,013 square feet. Coastal Review is required.)

(Project was last reviewed at Full Board on May 11, 2015.)

ABR - REVIEW AFTER FINAL**F. 3885 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-012
 Application Number: MST2013-00411
 Architect: DesignArc
 Applicant: Greg Reitz
 Applicant: John Cuykendall
 Owner: State Street Property, LLC

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Review After Final of changes to the landscaping plan to satisfy ADA and WUCOLS plant list requirements, new planters, and added details.)

ABR - FINAL REVIEW**G. 2334 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-001
 Application Number: MST2013-00419
 Owner: BLH Properties, LLC
 Architect: Jason Grant
 Engineer: Windward Engineering
 Designer: Jessica Harlin

(Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer approval of a Tentative Subdivision Map has been granted.)

(Requires compliance with Staff Hearing Officer Resolution No. 009-15. Project was last reviewed at Full Board on April 27, 2015.)