



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, June 22, 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: 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, June 18, 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 - NEW ITEM

A. 317 W PUEBLO ST

C-O Zone

Assessor's Parcel Number:	025-172-028
Application Number:	MST2015-00269
Owner:	Encinal Properties, LLC
Business Name:	Sansum Clinic
Architect:	DesignStud Collaborative Inc.
Landscape Architect:	Earthknowe Studio

(Proposal to regrade and restripe portions of an existing 51,100 square foot commercial parking lot. The work will include the replacement of 7,820 square feet of asphalt with 1,113 square feet of planter areas and 4,100 square feet of permeable concrete. Impermeable repaving will total 2,607 square feet. Also proposed is new ADA accessible parking, lighting, pathways, landscaping, and bicycle parking. Minor grading will result in a less than 2% grade required for accessible paths of travel.)

(Requires compliance with Tier 3 Stormwater Management Plan.)

ABR - NEW ITEM**B. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017
Application Number: MST2015-00293
Owner: Santa Barbara Automotive, LLP
Applicant: Arcadia Studios

(Proposal to remove a total of 11 mature Moreton Bay Fig trees from two locations near the street frontages on Hitchcock Way and S. Hope Avenue. The tree roots are undermining the foundation of the Plaza de Oro movie theater on the adjacent parcel.)

ABR - NEW ITEM**C. 56 LA CUMBRE CIR****R-2 Zone**

Assessor's Parcel Number: 049-350-030
Application Number: MST2015-00291
Owner: Estate of Jack Krezwina
Applicant: Don Swann

(Proposal to replace existing aluminum windows and sliding door with white vinyl "Anlin" dual-glazed windows and French door at the rear of an existing condominium unit. Also proposed is a new rooftop HVAC system and a new water heater.)

ABR - FINAL REVIEW**D. 433 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-391-008
Application Number: MST2014-00547
Owner: Oliviera Trust, Barton Clemens, Trustee
Applicant: Joseph Flynn
Architect: Tom Ochsner, Architect
Landscape Architect: Jeffrey Yardy, Landscape Architect

(Proposal to demolish a vacant 1-story, 800 square foot single-family dwelling and construct a new 2-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot 2-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot 2-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" diameter Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.)

(Final approval of door and window details.)

ABR - CONTINUED ITEM**E. 116, 120, 122 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-004
Application Number: MST2015-00248
Owner: Goodman Reed Holdings, LLC
Architect: Kevin Moore Architect

(Proposal for interior and exterior improvements to two buildings and a parking lot on three adjacent parcels located at 116, 120, and 122 Santa Barbara Street. At 116 Santa Barbara Street, the new work will include a trash enclosure, bar and seating, windows, doors, and lighting. At 120 Santa Barbara Street, a new opening is proposed on the parking lot side of the building. At 122 Santa Barbara Street, the parking lot will be restriped and an ADA path of travel and trash enclosure will be added. There is a recorded lot tie agreement between 116 and 120 Santa Barbara Street and an offsite Parking Agreement between 120 and 122 Santa Barbara Street. The three parcels are identified as 017-022-002, -003, and -004, and total 14,400 square feet. No new floor area is proposed. Coastal Review is required.)

(Second Review. Requires Coastal Review.)