



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, July 20, 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, July 16, 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 - PROJECT DESIGN AND FINAL REVIEW

A. 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
Landscape Architect:	Arroyo Seco Construction

(This is a revised project description: 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 include 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, requiring 80 cubic yards of imported fill and a retaining wall replacement. There will be an overall reduction of landscaping by 1,013 square feet. Requires Staff Hearing Officer Review of a zoning modification to encroach into the front setback, and Coastal Review.)

(Requires compliance with Staff Hearing Officer Resolution No. 038-15, compliance with Stormwater Management Program Tier 3, and Parks and Recreation Commission approval of removal of three trees located within the front setback. Project was last reviewed by the Full Board on July 6, 2015.)

ABR - CONTINUED ITEM**B. 826 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-001
Application Number: MST2015-00325
Owner: Gold Lab, LLC
Applicant: Vanguard Planning LLC

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Some landscaping will be removed and a new finger planter will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

(Second Review. Requires a Waiver of Parking Design Standards. Action may be taken if sufficient information is provided.)

ABR - CONTINUED ITEM**C. 335 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-590-001
Application Number: MST2015-00316
Owner: Parker Family Trust
Applicant: Dylan Chappell Architects

(Proposal for two minor additions of 55 square feet and 22 square feet to Unit A of an existing two-unit, single-story condominium duplex. The total square footage of Unit A after the addition will be 673 square feet. Unit B of the duplex and the single-family residence to the rear will remain unaltered. Also proposed is the replacement of 391 square feet of impermeable paving with permeable paving, new entry door openings and doors, new light fixtures, and a reduction to the existing hedge height along both street frontages to 42" to address violation identified in Zoning Information Report ZIR2011-00169.)

(Second Review. Action may be taken if sufficient information is provided.)

ABR - CONTINUED ITEM**D. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

(Second Review. Action may be taken if sufficient information is provided.)