



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, July 27, 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

JOANNA KAUFMAN, 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 4472, or by email at JKaufman@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 23, 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 - CONTINUED ITEM

A. 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 approved a Tentative Subdivision Map and a Coastal Development Permit.)

(Third Review. Project must comply with Staff Hearing Officer Resolution No. 005-14. Action can be taken if sufficient information is provided. Project last reviewed July 20, 2015.)

ABR - NEW ITEM**B. 3898 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-044
Application Number: MST2015-00361
Owner: Four Jays, L P
Architect: Burnell, Branch & Pester Architect
Applicant: Channel Auto Services LP

(Proposal for exterior alterations at an existing gas station including the replacement of lamps in pole and canopy lights with LED light fixtures, adding a sandstone wainscot to the base of the building and the base of the canopy posts, and landscape alterations to include installing artificial turf. No new non-residential square footage is proposed.)

(Action can be taken if sufficient information is present.)

ABR - NEW ITEM**C. 900 CALLE DE LOS AMIGOS ADMN BLDG****E-3 Zone**

Assessor's Parcel Number: 049-040-053
Application Number: MST2015-00346
Owner: American Baptist Homes of the West
Applicant: Noah Greer
Engineer: ON Design

(Proposal to install one new rooftop condenser unit to be covered by three foot tall screening at an existing community care facility.)

(Action can be taken if sufficient information is provided.)

ABR - NEW ITEM**D. 1046 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-012
Application Number: MST2015-00355
Owner: Montecito Choice, LLC
Applicant: Dugie Design Group

(Proposal to add two new wrought iron gates and an extension of wrought iron railing to match existing railing at the existing outdoor patio of an existing Starbucks.)

(Action can be taken if sufficient information is provided.)

ABR - NEW ITEM**E. 28 ANACAPA ST E****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
Application Number: MST2015-00357
Owner: Hughes Land Holding Trust
Applicant: Lauren Deason

(Proposal for tenant improvements associated with a change of use to restaurant for Unit E. Two new pieces of rooftop mechanical equipment will be installed behind a parapet approved on a separate permit (MST2014-00635). A total of nine seats are proposed inside the tenant space, and four seats are proposed outside. Proposed are two (2) wood top and iron base tables and four (4) wood and iron stools are proposed for the outdoor dining. No new commercial square footage is proposed. This project is in the appealable jurisdiction of the Coastal Zone.)

(Action can be taken if sufficient information is provided.)

ABR - NEW ITEM**F. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044
Application Number: MST2015-00311
Owner: Villa Miradero North HOA
Applicant: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves replacement of the existing cabana roof from a flat roof to a pitched roof and replace the solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, add 18 inch security fence on top of the existing wall, replace the existing pool gates, and add accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

(Action can be taken if sufficient information is provided.)