



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, September 14, 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, September 10, 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 - REVIEW AFTER FINAL

A. 414 N SALSIPUEDES ST

M-1 Zone

Assessor's Parcel Number: 031-293-018
 Application Number: MST2014-00068
 Owner: Andros Family Trust
 Designer: Adam Cunningham
 Business Name: Carr Winery

(This is a revised project description: Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,495 square feet of ground floor/mezzanine and the construction of a 796 square foot patio with fireplace. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry, and planted pots along the streetscape. The project will result in a credit of 1,205 square feet of Growth Management Plan square footage.)

(Review After Final of the following changes to the approved project: Changes to entry doors, awning height, added gates, rooftop equipment screen, omit outdoor wine bar.)

ABR - NEW ITEM**B. 1617 ANACAPA ST R-O Zone**

Assessor's Parcel Number: 027-182-009
Application Number: MST2015-00428
Owner: Marcela S. Caceres
Architect: DesignArc
Business Name: Bright Start Child Development Center

(Proposal for alterations to Bright Start Child Development Center. The project includes the renovation and conversion of an existing 400 square foot toy storage garage into an art classroom, new patio, and a new access sidewalk. This project requires Planning Commission approval for an amendment to the existing Conditional Use Permit.)

(Comments only; Requires Environmental Assessment and Planning Commission review.)

ABR - NEW ITEM**C. 420 QUINIENTOS ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-022
Application Number: MST2015-00439
Owner: City of Santa Barbara

(Upgrades to and refurbishment of equipment at an existing pump station for the City's Desalination Plant.)

ABR - NEW ITEM**D. 520 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2015-00440
Owner: City of Santa Barbara

(Proposal for new electrical switchgear equipment and transformer adjacent to existing electrical facilities with screening to match existing at the City's Desalination plant.)

ABR - PROJECT DESIGN AND FINAL REVIEW**E. 331 W COTA ST****R-4 Zone**

Assessor's Parcel Number: 037-152-032
Application Number: MST2015-00112
Owner: Castagnola Family Residual Trust
Architect: Thompson Naylor Architects Inc.
Engineer: Mike Gones
Contractor: Campanelli Construction
Owner: Castagnolia Family Residual Trust

(Proposal for a 248 square foot, one-story addition to Unit A at the front of an existing two-story, 3,556 square foot, four-unit complex on an 11,674 square foot parcel. The existing stone steps in the front stone wall would be relocated within the wall, and the wall restored. Also proposed is a 148 square foot deck with trellis at the street side elevation, replacement of the existing mailbox, gate, and fence, and new landscaping. Eight existing uncovered parking spaces will remain unchanged. Staff Hearing Officer review is requested for a zoning modification to allow the addition to encroach into the required interior setback.)

(Requires compliance with Staff Hearing Officer Resolution No. 033-15. Project was last reviewed on March 30, 2015.)

ABR - NEW ITEM**F. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-019
Application Number: MST2015-00448
Owner: Graham Richard A & Nancy J Trustees
Applicant: Andrew Sattley
Business Name: Bunnin Chevrolet

(Proposal to repaint the entry arch of Bunnin Chevrolet in a bright pink color for a period of one month for Breast Cancer Awareness Month. The paint color is Behr "High Maintenance P120-3 and the arch will be repainted back to the original blue color in the beginning of November, 2015.)