



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, September 28, 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 24, 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. 1150 SAN ROQUE RD

A-1 Zone

Assessor's Parcel Number: 055-171-007
Application Number: MST2015-00450
Owner: City of Santa Barbara
Applicant: Alelia Parenteau

(Proposal to replace all existing exterior light fixtures at the Cater Water Treatment Plant. The existing high-pressure sodium and metal halide fixtures will be replaced with high-efficiency, low-profile LED fixtures that will be motion-sensing and will reduce light output for increased energy and cost efficiency. The quantity and location of the fixtures will remain the same.)

ABR - FINAL REVIEW**B. 540 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-046
Application Number: MST2007-00092
Applicant: Kenneth Marshall
Owner: Cancer Center of Santa Barbara
Architect: Cearnal Andrulaitis, LLP
Landscape Architect: Martha Degasis

(Previously approved project: The proposal comprised a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site includes ten lots located between W. Junipero and W. Pueblo Streets that will be merged into one, 3.38-acre lot. The Breast Cancer Resource Center was operating in a 2,392 square foot residential building at 525 W. Junipero Street, which was converted to a non-residential use as part of the approved project. The adjacent vacant parcel at 529 W. Junipero Street was approved for a new residential duplex. The project has now been revised to convert the Breast Cancer Resource Center building back to residential use as a duplex and construct a new, non-residential, 2,268 square foot, 110-seat auditorium on the vacant lot. A Planning Commission Substantial Conformance Determination is required.)

(Final Approval of architectural details, lighting, landscape, and hardscape for the Parking Structure and Grading portion of the project. This portion was last reviewed on April 6, 2015.)

ABR - NEW ITEM**C. 1819 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002
Application Number: MST2015-00140
Owner: Ernest J. Panosian, Trustee
Architect: CDL Associates, Inc.
Engineer: Craig Anderson
Business Name: Wells Fargo Bank
Agent: GBA, Inc.

(Proposal to remove an existing prefabricated ATM, surround, and concrete pad and replace with a new prefabricated Wells Fargo ATM, surround, and a new concrete pad. Also proposed is to restripe an existing parking space to be ADA-accessible. A separate application will be submitted for new ATM signage.)

ABR - PROJECT DESIGN AND FINAL REVIEW**D. 200 BLK S CANADA ST**

Assessor's Parcel Number: ROW-001-508
Application Number: MST2015-00150
Applicant: Verizon Wireless
Architect: Nestor Popowych
Owner: City of Santa Barbara

(This is a revised project description: Proposal for a new small cell wireless installation for Verizon Wireless within the public right-of-way on the northwest side of S. Canada Street and to the northwest of Indio Muerto Street. The proposal includes a new wireless antenna to be mounted on an existing utility pole, increasing the height of the pole from 29'-2" to 32'-2". A new wireless GPS antenna will be mounted on the pole at a height of 11'-0". The associated equipment cabinet will be pole-mounted, with all equipment mounted above 7'-0", and a 3'-0" tall wireless meter pedestal will be installed next to the utility pole. There will be a 94 linear foot long horizontal bore of 3" diameter PVC conduit at 3'-0" below grade from the proposed installation site to an existing underground electrical vault. No trees are proposed to be removed. A Public Works encroachment permit was approved under application PBW2014-01347.)

(Requires No Visual Impact findings. Project was last reviewed on August 31, 2015.)