ARCHITECTURAL BOARD OF REVIEW
CONSENT AGENDA

Monday, February 8, 2016  David Gebhard Public Meeting Room: 630 Garden Street  1:00 P.M.

BOARD MEMBERS:  KIRK GRADIN, Chair
                  SCOTT HOPKINS, Vice Chair
                  THIEP CUNG
                  COURTNEY JANE MILLER
                  KEVIN MOORE
                  AMY FITZGERALD TRIPP
                  WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON:  FRANK HOTCHKISS
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, February 4, 2016, 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. 431 E VICTORIA ST

<table>
<thead>
<tr>
<th>Assessor’s Parcel Number:</th>
<th>029-085-014</th>
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<tbody>
<tr>
<td>Application Number:</td>
<td>MST2016-00039</td>
</tr>
<tr>
<td>Owner:</td>
<td>Lenney, LLC</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Marina Lenney</td>
</tr>
<tr>
<td>Architect:</td>
<td>Marina Lenney</td>
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<tr>
<td>Engineer:</td>
<td>Kevin Vandervort</td>
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</tbody>
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(Proposal for structural repairs and balcony repairs at an existing 16-unit apartment building. The project includes replacement of damaged structural members at the carport, and new shear wall and footings. New balcony waterproofing is proposed at eight of the carport balconies along with new balcony railings in the same style and materials of the existing. White vinyl sliding glass doors will be installed at eight carport balconies to replace existing aluminum sliders. The proposal will address violations identified in Zoning Information Report ZIR2015-00136.)
ABR - REVIEW AFTER FINAL

B. 205 W CANON PERDIDO ST  C-2 Zone
Assessor’s Parcel Number: 037-041-005
Application Number: MST2015-00551
Owner: Foxen Trust
Architect: Studio 1030 Architects
Business Name: Barbareño

(Proposal for a 630 square foot awning, awning support structure, patio lighting, and a new planter for an existing restaurant.)

(Review After Final to add new exterior lighting and gas-fired infrared heaters.)

ABR - FINAL REVIEW

C. 3771 STATE ST  C-2/SD-2 Zone
Assessor’s Parcel Number: 051-040-049
Application Number: MST2015-00301
Owner: Yun-Pei Yeh
Architect: Armet Davi Newlove & Associates, AIA
Applicant: The Tasty Group
Business Name: Dunkin’ Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the façade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

(Final Approval of architectural details is requested.)