



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, May 16, 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](http://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](http://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](mailto: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](mailto: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, May 12, 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](http://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](mailto: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. 1419 DE LA VINA ST**

**R-4 Zone**

Assessor's Parcel Number: 039-061-011  
 Application Number: MST2013-00085  
 Owner: David Gerrity  
 Architect: Brewer and Williams, Architect and Designer

(This is a revised project. The proposed project involves the reconstruction of a 668 square foot, one-story residential unit addition at the rear of the existing 5,250 square foot, two-story 14-unit Desmond Building and the reconstruction of a 1,914 square foot, one-story, five-unit building that was destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation. The project also includes site improvements including accessible paths of travel and drainage improvements. The project will result in a total of 20 units including five single-room-occupancy units. Proposed on-site parking comprises three covered and 20 uncovered parking spaces. The project as revised no longer requires Staff Hearing officer review of a zoning modification.)

**(Review After Final of changes to the approved project including retention of the existing garage and a lengthened ADA ramp.)**

**ABR - REVIEW AFTER FINAL****B. 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 facility.)

**(Review After Final revisions to approved project to remove vegetation for the installation of additional conduit and cable. Applicant will return at a later date with landscape plan showing replacement plantings.)**

**ABR - REVIEW AFTER FINAL****C. 213 W COTA ST****R-3 Zone**

Assessor's Parcel Number: 037-161-004  
Application Number: MST2012-00447  
Owner: Soon Sik Tansen  
Contractor: Brandon Arlington  
Designer: Tom Kress

(Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

**(Review After Final of change to extend retaining walls and add perimeter fencing.)**

**ABR - REVIEW AFTER FINAL****D. 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 facade 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.)

**(Review After Final change to backflow and riser for fire sprinkler system details.)**

**ABR - REVIEW AFTER FINAL****E. 525 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-007  
Application Number: MST2015-00286  
Owner: City of Santa Barbara  
Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the City's Desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

**(Review After Final to approve final equipment colors for desalination plant under construction.)**

**ABR - REVIEW AFTER FINAL****F. 2900 - 3000 BLOCK OF DE LA VINA ST**

Assessor's Parcel Number: ROW-000-362  
Application Number: MST2015-00113  
Owner: City of Santa Barbara  
Applicant: Eric Goodall, EIT, Project Engineer

(Proposal for pedestrian crossing enhancements at three De La Vina Street intersections at Samarkand Drive, Calle Laureles, and Arden Road in the 2900 and 3000 blocks of De La Vina Street. Improvements will include access ramp and crosswalk striping, two new light fixtures with cross arms, two ground-mounted control cabinets, and a new median. There will be 932 square feet of asphalt and concrete replacement and one 4" diameter palm tree is proposed to be removed.)

**(Review After Final to revise intersection improvement plans. New design would keep Southern California Edison pole and install octagonal concrete pole, and alter design of streetlights to slim line heads.)**