



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, September 12, 2016**     **David Gebhard Public Meeting Room: 630 Garden Street**     **1:00 P.M.**

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**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  
                  KRYSTAL M. VAUGHN, Acting Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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#### 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**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 7543 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, September 8, 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 - CONTINUED ITEM**

#### **A. 3760 STATE ST**

**C-P/R-O/SD-2 Zone**

Assessor's Parcel Number: 053-300-033  
 Application Number: MST2016-00384  
 Owner: Gwen Griffin Santa Barbara LLC  
 Applicant: Earthform Design

(Proposal for parking lot landscape alterations. The proposal includes the replacement of 17, 18 foot tall mature *figus benjamina* trees with 36 inch box trees. The new trees will be either *metrosideros excels* "New Zealand Christmas Tree," *arbutus marina* "Strawberry Tree," *stenocarpus sinuatus* "Firewheel Tree," or *quercus virginiana* "Southern Live Oak." The existing trees present potential liability due to roots and maintenance issues. The new trees will be more waterwise than the existing.)

**(Second Review.)**

**ABR - CONTINUED ITEM****B. 320 W PUEBLO ST****SP-8 Zone**

Assessor's Parcel Number: 025-100-001  
Application Number: MST2003-00152  
Owner: Santa Barbara Cottage Hospital  
Agent: Suzanne Elledge Planning & Permitting Services  
Landscape Architect: Bob Cunningham  
Architect: Erich Burkhart  
Architect: Brian Cearnal

(The original project under this application was the proposed Cottage Hospital Master Plan which involved the replacement of the main hospital building and other structures on site, new parking structures, and the closure of one block of Castillo Street. A revision to the project is proposed to construct a new egress stair, required by the office of Statewide Health Planning and Development, which necessitates the removal of the existing 60 foot tall, 28 inch diameter *pinus canariensis* "Canary Island Pine" tree. The revision to the project also includes a tree replacement plan as mitigation for the loss of a protected tree and to comply with the conditions of approval.)

**(Continued Review After Final of reconfiguration of perimeter fence for enhanced security.)**

**ABR - NEW ITEM****C. 201 W MISSION ST****C-2 Zone**

Assessor's Parcel Number: 025-362-005  
Application Number: MST2016-00401  
Owner: Winters Family Corporation  
Agent: Freedom Signs  
Business Name: Mission Street Ice Cream and Yogurt

(Proposal for awning fabric change to two existing awnings with frames to be re-used. Valance signage will be reviewed under a separate permit.)