



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, December 19, 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  
                 MATTHEW CAMERON, Planning Technician  
                 GABRIELE COOK, 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 Matthew Cameron, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4587 or by email at [MCameron@SantaBarbaraCA.gov](mailto:MCameron@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 4473 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, December 15, 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 - NEW ITEM**

#### **A. 8 S MILPAS ST C-2 Zone**

Assessor's Parcel Number: 017-165-012  
 Application Number: MST2016-00511  
 Owner: Canoga Terrace Apartments  
 Designer: DesignARC  
 Business Name: Summit Gasoline

(Proposal for exterior improvements to an existing gas station/mini-mart consisting of new stone veneer on the building and canopy columns, replacement of an existing chain-link fence along the southeast property line, new water heater enclosure, new landscaped island at the corner of the lot, and new landscape plan throughout the 34,892 square foot parcel. This project will abate the violations in ENF2016-00358 and ENF2016-00375.)

### **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 plant.)

**(Review After Final for replacement Landscape Plan.)**

**ABR - REVIEW AFTER FINAL****C. 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, Principal Engineer

(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 of tank ladder color.)**

**ABR - PROJECT DESIGN REVIEW****D. 535 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-004  
Application Number: MST2014-00289  
Owner: Santa Barbara Rescue Mission  
Architect: H. Todd Kilburn, AIA

(Review of plans which received a Level 1 Substantial Conformance Determination for the proposed remodel and repurposing of interior space at the SB Rescue Mission.)

**(Revised Project Design Approval is requested.)**

**ABR - FINAL REVIEW****E. 300 BLK W DE LA GUERRA ST 1942 SEG ID**

Assessor's Parcel Number: ROW-001-942  
Application Number: MST2013-00292  
Owner: City of Santa Barbara  
Applicant: James Colton, Project Manager II  
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)