



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, June 23, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice Chair* (Consent Agenda Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

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: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, 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 enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, June 19, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

ABR - NEW ITEM

A. 402 E GUTIERREZ ST

M-1 Zone

Assessor's Parcel Number: 031-343-009
Application Number: MST2014-00274
Owner: Laguna Industrial Partners
Applicant: Miguel Montano
Architect: Jose Luis Esparza, AIA

(Proposal for a change of use to convert an existing tenant space to a new church within an existing commercial complex on a 3.71 acre parcel. The proposal includes a minor façade alteration on the south elevation to replace an existing rear entry door and add a sidelight and transom. This project requires Staff Hearing Officer review of a parking modification.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

ABR - FINAL REVIEW**B. 101 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-083-015
Application Number: MST2014-00195
Owner: Amiri Family Trust
Applicant: Permit Consultants
Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

(Project was last reviewed on June 9, 2014.)

ABR - FINAL REVIEW**C. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
Application Number: MST2014-00156
Owner: Hughes Land Holding Trust
Architect: Sherry & Associates

(Proposal for a new parking lot, accessible parking space, loading area, and ramp, and stair, deck, and trash enclosure for an existing non-residential building in the Appealable Jurisdiction of the Coastal Zone. All new paving to be permeable. This proposal supersedes application MST2013-00499.)

(Project was last reviewed May 12, 2014.)

ABR - REVIEW AFTER FINAL**D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
Application Number: MST2012-00231
Owner: Dewayne Copus Trust
Architect: AB Design Studio
Business Name: Peabody's Restaurant
Business Name: Oliver's

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Review After Final of the following changes: Omit trellises, omit gazebo, remove fireplace and chimney, add new pair of doors, lower bottom of a window, and wall and landscape changes.)

ABR - NEW ITEM**E. 2611 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 051-292-003
Application Number: MST2014-00246
Owner: Josiah Jenkins Trust
Applicant: Shannon Gaston & Alex Noormand
Architect: Penn Hsu

(Proposal for a new outdoor dining patio at the front of the building with tables, chairs, umbrellas, and a 42-inch tall wood enclosure.)

(Comments only.)