



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, September 29, 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: 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, September 25, 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. 2973 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-011
 Application Number: MST2014-00452
 Owner: Dushais Family Credit Shelter Trust
 Applicant: Roger Barbosa
 Architect: PSM Architects
 Business Name: CVS Pharmacy

(Proposal for ADA accessibility upgrades to parking stalls and an existing sidewalk at the front of the building including new landscaping and hardscaping. There will be no change in the number of parking spaces provided.)

ABR - PROJECT DESIGN AND FINAL REVIEW

B. 3328 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 053-324-011
 Application Number: MST2014-00209
 Owner: Bryan William McCann
 Applicant: Darkmoon Building Design and Construction
 Business Name: Instrumental Music

(Proposal for a streetscape façade remodel on an existing 3,161 square foot one-story commercial building. No other changes are proposed on this 6,750 square foot parcel.)

(Project was last reviewed September 15, 2014. Proposed signage and light fixtures to be reviewed under separate sign permit application.)

ABR - NEW ITEM**C. 3427 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-063-012
Application Number: MST2014-00468
Owner: Richard James, Inc.
Applicant: AB Design Studio

(Proposal for rear parking lot restriping to add an ADA accessible parking space and a new trash enclosure. Also proposed is a new window awning and to replant two existing planters with Creeping Fig on the Broadmoor Plaza elevation.)

ABR - REVIEW AFTER FINAL**D. 200 BLK W COTA ST 1989 SEG ID**

Assessor's Parcel Number: ROW-001-989
Application Number: MST2011-00054
Owner: City of Santa Barbara
Applicant: Jessica Grant

(Proposal to demolish an existing bridge deck and abutments and replace them with cast-in-steel shell piles supporting a reinforced concrete pile cap at each end of the bridge. New bridge deck to be installed atop the new abutments.)

(Review After Final of drought-driven changes to approved landscape plan including substitution of 4" of mulch in lieu of parkway planting, a deep root water method for the new trees, and reconfigured irrigation of parkways for future property owner maintenance.)

ABR - REVIEW AFTER FINAL**E. 3943 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2013-00359
Owner: GRI Regency, LLC
Architect: Cearnal Andrulaitis
Business Name: Five Points Shopping Center

(Proposal to reconfigure parking lot and add 21 parking spaces in the Five Points Shopping Center parking lot. The proposal includes grading work, accessibility improvements (parking and paths of travel), replacement of existing light fixtures, landscaping, and an additional trash enclosure.)

(Review After Final to replace two previously-approved pole light fixtures with wall fixtures behind Petco, replace 13 existing wall fixtures behind Ross, Starbucks, Albertson's, CVS, and Big 5 with new, and replace one existing wall fixture at Saigon.)