



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, October 20, 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, October 16, 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. 1205 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-291-010
Application Number: MST2014-00495
Owner: LB Benon Family, LP
Architect: DSR Design, Inc.
Applicant: DSR Design, Inc.
Business Name: City National Bank

(Proposed commercial tenant improvement that will involve the addition of a new ATM on the east façade of the building. The glass storefront of this elevation will be filled in with a wall to match the existing façade. The ATM will comply with all ADA standards including AB244 lighting requirements. Additional lighting will also be installed along the exterior façade in order to comply.)

ABR - NEW ITEM**B. 50 E ALAMAR AVE****R-4 Zone**

Assessor's Parcel Number: 051-143-001
Application Number: MST2014-00504
Owner: International Church of the Foursquare Gospel
Applicant: Chris Van Bogelen

(Proposal to replace all existing windows in the building with new Hurd aluminum-clad wood windows in "Bahama Brown" color. Additionally, five windows on the north elevation and one window on the west elevation will be completely removed and infilled with plaster to match existing. Many of the existing window openings will become smaller and will change from square to rectangular configuration to reflect the Hispanic-style architecture.)

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 2001 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 025-346-004
Application Number: MST2014-00069
Owner: Gordon Family Survivor's Trust
Architect: Peter Walker Hunt, AIA

(This is a revised project description: Proposal for alterations to an existing development consisting of a six-unit apartment complex, a duplex, a carport, and associated garages. The alterations include new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, converting the one-car garage to a recreation room with associated alterations including an "as-built" covered deck at the rear of the garage, a new trellis/pergola structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145. Staff Hearing Officer review is requested for zoning modifications.)

(Requires compliance with Staff Hearing Officer Resolution No. 052-14. Project was last reviewed on July 21, 2014.)

ABR - NEW ITEM**D. 415 E DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 031-022-008
Application Number: MST2014-00502
Owner: Edith Ziliotto
Architect: James Zimmerman, AIA Architects

(Proposal to construct a new 180 square foot accessible trash enclosure located on a 14,831 square foot lot developed with an existing mixed-use development. The proposal will include the elimination of one parking space to meet accessibility requirements.)

ABR - NEW ITEM**E. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034
Application Number: MST2014-00499
Owner: City of Santa Barbara
Applicant: Carson Wollert
Engineer: Autumn Glaeser

(Proposal for a new pump station for reclaimed water. The project includes construction of a 225 square foot concrete pad, pump station equipment, an uncovered parking space, a 4'-6" tall CMU retaining wall, black chain link fence, and new transformer. The project also includes grading and 200 feet of trenching for new water lines.)