



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, October 27, 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 23, 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. 1814 SAN PASCUAL STREET C

R-3 Zone

Assessor's Parcel Number: 043-163-011
Application Number: MST2014-00494
Owner: Szymanski Living Trust
Applicant: Ubaldo Diaz

(Proposal to construct a 130 square foot ground floor addition and convert a 220 square foot second floor attic to habitable space in Unit C, an existing two-bedroom, 1,175 square foot single-family residence in a multi-family development. An attached 440 square foot, two-car garage is also proposed, resulting in total square footage of 1,965 square feet. All windows will be replaced with new vinyl windows to match duplex Units A and B, which will remain unaltered. A total of four parking spaces will be provided comprising two existing uncovered spaces and the new garage. This proposal will address violations identified in Enforcement Case ENF2005-00016.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**B. 120 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00519
Owner: Macerich Company

(Proposal to complete La Cumbre Plaza façade upgrades to all buildings in accordance with the current Tenant Design Criteria. There will be no changes to square footage. Review and approval of proposed façade upgrades on Building D (see MST2012-00361), and development of a plan for phased final approvals on a building-by-building basis is requested with the goal to secure all permits and complete construction of all proposed work by 2015.)

(Building D last reviewed on April 15, 2013 under MST2012-00361 and continued to Consent.)

ABR - NEW ITEM**C. 128 W ARRELLAGA ST****R-4 Zone**

Assessor's Parcel Number: 027-172-016
Application Number: MST2014-00527
Owner: Caesar Family Trust
Contractor: Vazquez Roofing

(Proposal to replace existing wood shingles with new Hardi-Shake in "Tuscan Gold" color for a multi-unit apartment building.)