



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, February 9, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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](http://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](mailto: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](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, February 5, 2015, 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 - FINAL REVIEW**

### **A. 649 PILGRIM TERRACE DR**

**E-3/PUD/S-H Zone**

Assessor's Parcel Number: 043-024-007  
 Application Number: MST2015-00040  
 Owner: Pilgrim Terrace Homes  
 Architect: Ground Floor Design

(Proposal to replace all existing aluminum windows with vinyl in the residential units, replace entry doors, repaint each unit to match the existing color, and re-roof each unit with cool-roof shingles. Minor pathway alterations and parking lot restriping will bring those areas into compliance with ADA requirements, and the parking lot will be re-sealed. There will be no change in the number of parking spaces being provided. In the Activity Center, some windows will be removed and the remaining doors and windows replaced. Two existing trash enclosures will be repaired and repainted to match existing.)

**ABR - PROJECT DESIGN AND FINAL REVIEW****B. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-002  
Application Number: MST2014-00515  
Owner: Donald Hughes  
Agent: Suzanne Elledge Planning & Permitting Services  
Business Name: Tesla Retail Development  
Architect: MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including façade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

**(For Phase 1 portion only. Phase 2 of the project requires Planning Commission review.)**

**ABR - REVIEW AFTER FINAL****C. 13 S. SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 017-183-018  
Application Number: MST2009-00278  
Owner: Housing Authority of the City of Santa Barbara  
Architect: Peikert + RRM Design Group

(Proposal for a facade remodel to an existing two-story, 15-unit residential apartment complex to include new roofing, walkways, patios, porch canopies, exterior lighting, and skylights. The project received ABR approval for other site improvements under MST2008-00474.)

**(Review After Final of change to add 20 roof-mounted solar panels to Building 19.)**