



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, August 31, 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

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, August 27, 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.

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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

ABR - NEW ITEM

A. 401 E YANONALI ST

OM-1/SD-3 Zone

Assessor's Parcel Number: 017-540-006
Application Number: MST2015-00413
Owner: City of Santa Barbara
Applicant: Sarah Iza, Project Planner

(Proposal for the temporary placement of two trailers at the existing City Annex yard. The trailers will be used for equipment storage and construction staging for the desalination reactivation project on the adjacent parcel. The primary trailer measures 60' x 48' x 12' and the secondary trailer measures 42' x 12' x 14'. The trailers will be on site for two years and will be removed in Fall of 2017. Construction flagging will be installed above the trailers to alert drivers of clearance height.)

ABR - REVIEW AFTER FINAL**B. 1085 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-281-003
 Application Number: MST2010-00026
 Architect: DesignArc
 Owner: Bob Uellner
 Owner: Janda Partners, LP

(Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a foodmart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. The Planning Commission approved an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.)

(Review After Final of changes to previously-approved landscape plan including planters and tree locations. Requires compliance with Planning Commission Resolution No. 006-12. Requires a Planning Commission Substantial Conformance Determination.)

ABR - NEW ITEM**C. 325 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-082-028
 Application Number: MST2015-00387
 Agent: Pacifica Senior Living
 Owner: Pacific Coast, LP

(Proposal to change the exterior color of an existing senior care facility, replace existing awnings and brackets/hardware, and reface an existing wall with El Dorado stone veneer.)

ABR - FINAL REVIEW**D. 4, 10B & 10C W. CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-121-017
 Application Number: MST2015-00329
 Owner: 7-11-59 Declaration of Trust Agreement
 Applicant: Wayne Labrie

(Proposal for repairs and alterations to an existing multi-tenant commercial shopping center. The proposed work includes the replacement of eaves, fascia, rain gutters, and soffits. The existing brick façade will be replaced with a new plaster finish. This current project is proposed for Units 4, 10B & 10C of the complex, with comments requested for the same improvements for the remaining tenant spaces in the future.)

(Project was last reviewed on July 20, 2015.)

ABR - REVIEW AFTER FINAL**E. 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. Six trees will be removed and one new one will be planted. This proposal supersedes application MST2013-00499.)

(Review After Final of the following changes to approved plans: relocate an exterior light fixture and add one additional on the north elevation of Unit A-1, and paint the upper portion of the outdoor sprinkler backflow device to match existing building in lieu of installing the upper portion behind the outside wall.)