



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, February 1, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
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CITY COUNCIL LIAISON: FRANK HOTCHKISS

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, January 28, 2016, 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. 620 CASTILLO ST R-4 Zone**
- Assessor's Parcel Number: 037-113-033
 Application Number: MST2015-00525
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Tom Moore Architect AIA
- (Proposal for minor alterations to an existing multi-family Housing Authority complex comprising the following: replacement of roofs, gutters, concrete patios, lighting, and fencing for each unit, and replacement of some perimeter site fencing.)

ABR - REVIEW AFTER FINAL

- B. 101 S LA CUMBRE RD C-2/SD-2 Zone**
- Assessor's Parcel Number: 051-022-027
 Application Number: MST2013-00018
 Owner: Avenue 26 Holdings, LLC
 Architect: The Cearnal Collective, LLP
 Applicant: Nguyen Nguyen
- (Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.)

(Review After Final of change to add three orange aluminum composite panels to building façades.)

ABR - NEW ITEM**C. 3411 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-063-012
Application Number: MST2016-00029
Owner: James Richards Inc. c/o Lynx
Architect: Wayne Labrie

(Proposal for a new backflow device, new landscaping, and water riser to be installed on the rear building wall of a commercial building.)

(Requires Public Works permit.)

ABR - NEW ITEM**D. 1225 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-034
Application Number: MST2016-00032
Owner: Coast Village Investments, LP
Architect: Rex Ruskauff

(Proposal for site improvements to a four-building commercial complex on four parcels [009-291-034, -035, -036, & -037] at 1225 & 1235 Coast Village Road and 1230 & 1236 Coast Village Circle. The proposal will replace 5,200 square feet of asphalt paving with enhanced paving material, new pedestrian ramps, stairs, benches, two trellises, a relocated trash enclosure, and new landscaping throughout the site. Minor grading cut and fill will be balanced on site, and no new floor area is proposed.)

(Comments only; requires compliance with Tier 3 Storm Water Management Program, Coastal Review, and a Public Works permit.)

ABR - FINAL REVIEW**E. 1600 BLK CLIFF DR NEAR PAYERAS**

Assessor's Parcel Number: ROW-002-346
Application Number: MST2015-00514
Contractor: Verizon Wireless
Applicant: Verizon Wireless
Agent: SAC Wireless
Business Name: City of Santa Barbara

(Proposal for a new small cell wireless communication installation for Verizon Wireless on the south side of Cliff Drive. The proposal includes a new arm-mounted, 24" tall cylindrical antenna to be mounted on an existing 34' tall utility pole and a locked chain link equipment enclosure to be located down the slope of the embankment beyond the sidewalk within the ROW. There will also be wood access stairs. A Public Works encroachment permit is being processed under application PBW2015-01120.)

(Project was last reviewed at the Full Board on January 4, 2016.)

ABR - NEW ITEM**F. 2550 TREASURE DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2016-00030
Owner: Covenant Retirement Communities West
Applicant: Arcadia Studio

(Proposal for hardscaping and landscaping alterations at the Samarkand retirement community. Hardscape changes include new decomposed granite pathways, 125 square feet of permeable patio pavers, and a 400 square foot concrete patio replacement. Chain link fencing, ornamental iron fencing and guardrails, and low rock walls are also proposed. Existing lawn areas will be replaced with new drought-tolerant landscaping. Five trees will be removed and 32 trees will be planted.)