



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, May 2, 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
AMY FITZGERALD TRIPP
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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, April 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 - REVIEW AFTER FINAL

A. 920 SUMMIT RD

A-2 Zone

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|---------------------------|--|
| Assessor's Parcel Number: | 015-211-009 |
| Application Number: | MST2005-00831 |
| Owner: | MCC BB Property, LLC |
| Architect: | Henry Lenny |
| Applicant: | Ty Warner Hotels and Resorts |
| Agent: | Suzanne Elledge Planning and Permitting Services (SEPPS) |
| Business Name: | Montecito Country Club |

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals [252], tree relocations [43], and new trees [725] are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 [Resolution No. 035-09] for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review After Final of change to replace a previously-approved pond feature with wetland planting.)

ABR - FINAL REVIEW**B. 220 GRAY AVE****OC/HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-054-020
 Application Number: MST2015-00123
 Owner: JG Shalhoob Sr. Family Trust
 Architect: Sherry & Associates
 Applicant: Sherry & Associates

(This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.)

(Action may be taken if sufficient information is provided. Project was last reviewed on January 19, 2016 Full Board.)

ABR - CONTINUED ITEM**C. 2912 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
 Application Number: MST2016-00150
 Owner: SBCG Properties, LLC
 Applicant: Sherry & Associates
 Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet, a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project requires Staff Hearing Officer review of a Zoning Modification for the trellis to encroach into the required front yard setback.)

(Second review. Project was last reviewed on April 25, 2016.)

ABR - NEW ITEM**D. 824 VINE AVE****R-3 Zone**

Assessor's Parcel Number: 031-023-011
 Application Number: MST2016-00137
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Thomas Moore

(This proposal involves two multifamily lots addressed at 825 Olive Street and 820 Vine Street. At 825 Olive Street, the proposal includes the removal of a landscape planter, new curbs and low wells for a new access aisle, a new ADA van-accessible parking space, and new parking lot seal coat and restripe. At 820 Vine Street, the proposal includes the demolition of an existing trash enclosure and construction of a new 89 square foot trash enclosure, a new ADA van-accessible parking space, and resurfacing/restriping the existing parking lot.)

ABR - CONTINUED ITEM**E. 406 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-016
Application Number: MST2015-00490
Owner: Laguna Haley Studios, LLC
Architect: AB Design Studio
Business Name: The Shack

(Proposal to alter the exterior of an existing commercial building to include a new outdoor pizza oven with exhaust flues and the removal of an entry door and infill to match existing. No new floor area is proposed.)

(Review After Final of change to pizza oven and venting. Second review. Project was last reviewed on April 25, 2016.)