



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, September 19, 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
 KRYSTAL M. VAUGHN, Acting 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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 7543 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, September 15, 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. 1502 SAN PASCUAL ST

R-3 Zone

Assessor's Parcel Number: 043-252-015
Application Number: MST2016-00349
Owner: Turner Foundation
Applicant: Tom Smith Architect

(Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure and slightly enlarging it, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of eight existing trees ranging in height from 50 feet to 70 feet. A total of 44 parking spaces are required, with 55 proposed. This project addresses violations identified in enforcement case ENF2014-00633 and requires Staff Hearing Officer approval for encroaching into the required rear setback. An Administrative Fence Height Exception is required for an over-height fence.)

(Comments only; requires Environmental Assessment, Staff Hearing Officer approval, and a Fence Height Exception.)

ABR - PROJECT DESIGN REVIEW**B. 251 S HOPE AVE****E-3/PD/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-008
 Application Number: MST2014-00142
 Owner: Housing Authority of the City of Sb
 Architect: RRM Design Group
 Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and five bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones, and a further reduction in the number of parking spaces.)

(Project Design Approval of landscaping is requested. Project was last reviewed by the Full Board on June 6, 2016.)

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 205 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028
 Application Number: MST2016-00387
 Owner: Castagnola Italo Etal
 Applicant: Dudek

(Proposal to slurry seal and re-stripe an existing 20-space parking lot with 22 parking spaces. The 20,250 square foot parcel is bounded by Santa Barbara Street, E. Yanonali Street, and Gray Avenue. The requirement for this parking lot is 24 spaces, but the parking lot is considered legal non-conforming. Also proposed is to relocate an existing *caryota urens* "Fishtail palm" tree on-site, remove an as-built landscape area, and slightly shift location and reduce the size of a parking lot planter.)

(Project was last reviewed on August 29, 2016.)

ABR - NEW ITEM**D. 649 PILGRIM TERRACE DR****E-3/PUD/S-H Zone**

Assessor's Parcel Number: 043-024-007
Application Number: MST2016-00352
Owner: Pilgrim Terrace Homes
Applicant: Kate Svensson
Applicant: Jarrett Gorin

(Proposal to permit an as-built 20 foot tall power pole with 200 amp electrical panel and five, 1 foot 1 inch tall electrical outlets to be installed around the expanded garden area. Also proposed is the installation of a storage container, new fencing, and the removal of a mature tree. The new power pole will not serve any accessory buildings or the storage container.)

ABR - FINAL REVIEW**E. 220 W GUTIERREZ ST****C-2 Zone**

Assessor's Parcel Number: 037-202-006
Application Number: MST2015-00047
Owner: Betty Goldberg
Architect: Kevin Moore Architect

(This is a revised project description. This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Avenue, and 037-202-006 at 220 W. Gutierrez Street. The proposed work on the first parcel includes the demolition of 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet (under building permit application BLD2014-02591) and the construction of 1,687 square feet of floor area, resulting in a net increase of 609 square feet of new non-residential square footage. This project will result in a total development of 4,797 square feet over two parcels totaling 9,450 square feet in size.)

(Project was last reviewed on July 5, 2016. Requires compliance with Tier 3 Storm Water Management Program.)

ABR - REVIEW AFTER FINAL**F. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-016
Application Number: MST2016-00047
Owner: Ray Fazendin
Architect: Michelle McToldridge

(Proposal to demolish an existing detached 368 square foot garage and construct a 370 square foot detached carport for an existing duplex in the non-appealable jurisdiction of the Coastal Zone. The driveway grade will be lowered, resulting in 132 cubic yards of grading excavation and 20 cubic yards of fill dirt. There will be 1,265 square feet of new impervious paving for outdoor patios and steps and a 954 square foot permeable driveway. Also proposed is 101 linear feet of new site walls ranging in height from 4 feet 6 inches to 7 feet 6 inches along the front property line which will require an Administrative Exception for over-height walls at the front property line. One 5 inch diameter elm tree will be removed.)

(Review After Final of change to approved plans consisting of a redesign that provides a single wall along Puerto Vallarta instead of a double wall. Also, 500 square feet of permeable pavers will be switched to concrete, and 500 square feet of concrete surfaces will be switched to permeable, thereby not triggering additional SWMP requirements.)

ABR - REVIEW AFTER FINAL**G. 225 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-012
Application Number: MST2015-00418
Owner: Iglesia Del Dios Vivo
Architect: Jyl Ratkevich

(Proposal for a minor reduction of floor area and alterations to an existing 1,781 square foot church. The project includes raising the one story roof at the front of the building to align with the second floor roof at the rear, the demolition of 44 square feet of floor area on the west elevation, and the addition of 17 square feet of floor area on the south elevation facing E. Haley Street. Also proposed are alterations to windows and doors, decorative details, and an extension of the stair landing over the forced air unit cabinet at the rear. A project approved under master application MST2011-00310 is currently under construction under building permit application BLD2012-01010.)

(Review After Final to changes to the approved plans to omit two windows and one door from the southwest elevation.)