



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, October 31, 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
KRYSTAL M. VAUGHN, 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, October 27, 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 - FINAL REVIEW

A. 100 BLK S SOLEDAD STREET

Assessor's Parcel Number: ROW-001-495
Application Number: MST2015-00294
Owner: City of Santa Barbara
Applicant: Laura Yanez
Engineer: Thomas Conti

(Proposal for the Cacique and Soledad Street Pedestrian and Bicycle Bridges and Corridor Improvements Project which will consist of street improvements on Cacique Street from Salinas to Alisos Streets and along Soledad Street from Cacique to Montecito Streets. Improvements will include the removal of the existing dilapidated wood pedestrian bridge along Cacique Street, construction of two pedestrian bicycle bridges along Cacique and Soledad Streets over Sycamore Creek, construction of sidewalks on Soledad and Cacique Streets, adjustment of intersection controls at certain corridor intersections to favor bicycle boulevard movements along Cacique Street, installation of pedestrian and bicycle-oriented lighting including 27 poles throughout the corridor and bridges, and riparian habitat enhancement.)

(Action may be taken if sufficient information is received.)

ABR - FINAL REVIEW**B. 2118 OAK PARK LN****R-3 Zone**

Assessor's Parcel Number: 025-221-021
Application Number: MST2016-00089
Owner: Eldan, Inc.
Architect: Thomas Oschner, AIA
Applicant: Joe Flynn

(Proposal for four new dwelling units in two, 2-story duplexes to be constructed under the Average Unit Density Incentive Program (AUD). The new buildings will be constructed behind an existing 838 square foot single-family dwelling, which will be remodeled. Two existing sheds will be demolished and eight fruit trees will be removed. Five uncovered parking spaces are proposed. The total new development on this 9,375 square foot parcel will be 3,847 square feet. Grading excavation of 40 cubic yards will be balanced on site. The average unit size will be 937 square feet with an average unit size maximum allowed of 965 square feet on a parcel with a General Plan Land Use designation of Medium High Density, 15-27 dwelling units per acre.)

(Requires AUD Condition of Approval for Resident Survey. Project was last reviewed on October 17, 2016.)

ABR - CONTINUED ITEM**C. 421 S MILPAS ST****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-012
Application Number: MST2016-00467
Owner: Riven Barton
Architect: Dawn Sherry
Business Name: Blue Sands Inn

(Proposal for minor exterior alterations to an existing motel including the replacement three upper level windows on the west elevation. Other proposed work includes removal of glass partition panels, plastering existing stone faced columns, painting exterior walls and trim, resurfacing and repainting the portico floor, a new ADA threshold, and resurfacing of upper level walkways. The project includes a reconfiguration and remodel of interior spaces. The property is located in the Non-Appealable jurisdiction of the Coastal Zone and Coastal Review has been completed.)

(Second Concept Review. Project was last reviewed on October 24, 2016.)