# ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, November 4, 2013 630 Garden Street: David Gebhard Public Meeting Room 1:00 P.M.

**BOARD MEMBERS:** PAUL ZINK, Chair

KIRK GRADIN, Vice Chair (Consent Calendar Representative)

THIEP CUNG SCOTT HOPKINS GARY MOSEL

STEPHANIE POOLE (Consent Calendar Representative)

WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor

JULIE RODRIGUEZ, Planning 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 Calendar 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 calendar 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 Calendar 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 Calendar 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 Jaime Limón, Architectural Board of Review (ABR) Design Review Supervisor, at (805) 564-5470, extension 5507, or by email at <a href="mailto:silicon@SantaBarbaraCA.gov">Silicon@SantaBarbaraCA.gov</a>. Office hours are 8:30 a. 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470 ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, October 31, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards 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.

## **ABR - CONTINUED ITEM**

#### A. 104 LOS AGUAJES AVE

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-002 Application Number: MST2013-00428

Owner: Dario Pini

Architect: Murphy & Associates Architects

(Proposal to permit "as-built" improvements for a 17-unit apartment building. New 6-foot and 17-inch plaster site walls replaced the existing wood fences, and lighting fixtures on the wall pilasters replaced existing pole lights. This project addresses violations identified in enforcement case ENF2013-00998 including interior work and other repairs.)

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

## **ABR - FINAL REVIEW**

B. 1611 OLIVE ST R-3 Zone

Assessor's Parcel Number: 027-202-013 Application Number: MST2012-00442

Owner: JKR Olive Trust Applicant: Ben Werner Architect: Daphne Romani

(Proposal to permit an as-built dwelling unit located at the rear of the 14,629 square foot lot utilizing experimental sustainable development techniques. The project consists of a 415 square foot yurt structure and a 55 square foot detached bathhouse; permitting a small as-built dome structure and an "as-built" second-story deck attached to the rear of the main dwelling; demolishing an existing unpermitted carport structure and providing one uncovered parking space. The project will address violations in enforcement case ENF2011-00862. Staff Hearing Officer review is requested of zoning modifications for the dome structure to encroach into the interior setback, and to provide three rather than the required four parking spaces.)

(Project requires conformance with Staff Hearing Officer Resolution No. 031-13.)

## **ABR - REVIEW AFTER FINAL**

#### C. 1080 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-212-012
Application Number: MST2013-00087
Owner: Hanna Family Trust

Applicant: Jeff Minelli
Architect: Tom Ochsner
Landscape Architect: Earthform Design

(Proposal for alterations to an existing commercial building including the following: replace facade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

(Review After Final for revised pedestrian access.)

## **ABR - REVIEW AFTER FINAL**

D. 531 E COTA ST C-M Zone

Assessor's Parcel Number: 031-171-014
Application Number: MST2012-00491
Owner: Automation Group, Inc.

Architect: Karl Kras Applicant: Brent Daniels

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

(Review After Final for new backflow device in planter at Cota St.)

### **ABR - FINAL REVIEW**

E. 7 N NOPAL ST M-1 Zone

Assessor's Parcel Number: 017-122-010 Application Number: MST2013-00386

Owner: Architectural Millwork of Santa Barbara

Architect: Craig Burdick

(Proposal for tenant improvement to the existing 7,010 square foot two-story building for new tile showroom. Proposal includes the removal of two overhead roll-up doors, replace with new storefront windows and entrance doors, new awnings, new planter boxes, new exterior wall tile. Redesign parking lot to relocate 9 spaces and add one parking space. Relocate 4 existing bike parking spaces and new trash enclosure.)

(Final Review of details.)

## **ABR - NEW ITEM**

## F. 405 TO 421 VIA ROSA

Assessor's Parcel Number: 057-400-CA1 Application Number: MST2013-00444

Owner: Oak Crest Owner's Association

Agent: Michael Furlong

(Request to remove 13 tipuana trees over a two-year period and replace with 8 trees of various species throughout the Oak Crest condominium development.)

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