



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, November 17, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice Chair* (Consent Agenda Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

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, November 13, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

ABR - NEW ITEM

A. 1224 E MASON ST

R-2 Zone

Assessor's Parcel Number: 017-142-005
Application Number: MST2014-00536
Owner: Greco Family Limited Partnership
Architect: Project Design, Inc.

(Proposal to replace all windows in a single-family dwelling with Milguard Tuscany Series Vinyl Nail Fin windows.)

ABR - PROJECT DESIGN AND FINAL REVIEW**B. 2314 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-019
Application Number: MST2014-00224
Owner: Radis Family Trust
Landscape Architect: Earthform Design

(This project involves two parcels at 2314 De La Vina Street and 111 W. Junipero Street. Proposal for landscape and hardscape alterations comprising the following: new landscape and hardscape plan including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen palm trees, approval of an "as-built" wood fence along the northern property line of the Junipero property, a new trash enclosure area located at 111 Junipero Street to serve both properties, relocation of parking spaces and returning a parking space back to its originally-permitted condition and widening of an existing driveway. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308. Staff Hearing Officer review is requested for zoning modifications.)

(Requires compliance with Staff Hearing Officer Resolution No. 059-14.)

ABR - FINAL REVIEW**C. 1187 COAST VILLAGE RD.****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-008
Application Number: MST2014-00520
Owner: H & R Investments, LP
Applicant: EID
Architect: Mark Kellogg

(Proposal for a remodel of an existing multi-tenant commercial building on a 48,233 square foot lot. The remodel comprises new awnings, exterior paint colors, pavers, Dutch doors, light fixtures, and roofing.)

(Final Approval of architectural details.)

ABR - PROJECT DESIGN AND FINAL REVIEW**D. 327 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-363-029
Application Number: MST2014-00530
Owner: Matilija Investment Property, LLC
Architect: Larry Graves

(Proposal to legalize an as-built commercial storefront remodel including façade, doors, windows, and awnings. There will be no change in the building footprint.)

ABR - FINAL REVIEW**E. 240 W ALAMAR AVE****R-3/SD-2 Zone**

Assessor's Parcel Number: 051-283-001
Application Number: MST2013-00022
Owner: City Ventures Urban Land, LLC
Architect: Peikert + RRM Design Group
Landscape Architect: Courtney Jane Miller

(This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.)

(Requires compliance with Planning Commission Resolution No. 018-14.)

ABR - NEW ITEM**F. 219 MEIGS RD****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-011-012
Application Number: MST2014-00559
Owner: Housing Authority/City of Santa Barbara
Architect: Tom Moore Architect, AIA

(Proposal for alterations to an existing multi-family residential complex to include replacing all existing aluminum windows with new vinyl retrofit windows of the same size, and resealing the existing asphalt driveway. The parking configuration will be revised to provide two ADA-accessible parking spaces. There are currently 36 parking spaces with 35 proposed, with one parking space to be removed to create the accessible spaces. The existing carports will be reroofed, and one carport will be altered to eliminate a covered parking space to accommodate an accessible space. There will be 40 square feet of new concrete walkways and ramps.)