



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, April 27, 2015

David Gebhard Public Meeting Room: 630 Garden Street

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO

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 23, 2015, 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. 504 E ARRELLAGA ST

R-3 Zone

Assessor's Parcel Number: 027-760-001
 Application Number: MST2015-00161
 Contractor: Jose Perez
 Owner: MacDonald Living Trust
 Applicant: Vanguard Planning

(Proposal to permit an "as-built" air-conditioning unit within the required front yard setback facing Olive Street in a residential condominium development. This project addresses violations identified in Enforcement Case ENF2014-00753. Staff Hearing Officer review is requested for a zoning modification to encroach into the required front setback.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

ABR - REVIEW AFTER FINAL**B. 121 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-221-019
Application Number: MST2014-00140
Owner: Geoffrey Rockwell
Architect: Sherry & Associates

(Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.)

(Review After Final of the following changes to the approved project: Add a second floor balcony at the rear of the dwelling, omit French doors and replace with single entry door and new window on upper level, omit one dormer and change details on remaining dormers, omit entry door overhang on lower level, add garage door vents, change window styles, change vent style, change siding material to horizontal wood siding, change a window to a door on the west elevation ground floor, raise some window sill heights to be 11 inches higher than originally approved, and change the wood siding color.)

ABR - REVIEW AFTER FINAL**C. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Review After Final to extend an in-ground planter. Material to match existing.)

ABR - REVIEW AFTER FINAL**D. 1023 CACIQUE ST A****R-3 Zone**

Assessor's Parcel Number: 017-213-014
Application Number: MST2014-00503
Owner: John Luca
Architect: Peikert RRM Design Group

(Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.)

(Review After Final of the following changes: Retain the existing door and sidelites and revise the size of the bedroom window on Unit 1, and revise parking layout and trash enclosure location.)

ABR - REVIEW AFTER FINAL**E. 903 W MISSION ST****R-2 Zone**

Assessor's Parcel Number: 043-113-009
Application Number: MST2009-00388
Owner: Heidi Ferguson
Architect: AB Design Studio, Inc.
Architect: Kenneth & Harbaugh

(Revised proposal to construct a new 525 square foot second story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.)

(Review After Final of the following changes: Eliminate three concrete slabs and bench in front yard, change driveway material from "drivable grass" to GEOWEB, remove curb wall at fence, and change some plant materials to be more drought-tolerant.)

ABR - CONTINUED ITEM**F. 1225 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-034
Application Number: MST2015-00159
Owner: Coast Village Investments, LP
Architect: Studio R Architecture & Design

(Proposal for exterior alterations to a commercial complex extending over four parcels and addresses including APNs 009-291-034, -035, -036, & -037 and 1225 & 1235 Coast Village Road and 1230 & 1236 Coast Village Circle. The work proposed is to repaint building exteriors, new window shutters, new wood corbels, and new light fixtures. No new floor area is proposed.)

(Second Review.)

ABR - CONTINUED ITEM**G. 1224 COAST VILLAGE CIR C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-013
Application Number: MST2014-00362
Owner: CVC Group, LP
Applicant: Caltrop

(Proposal to upgrade an existing wireless facility including the following: remove two existing 4'-0" tall rooftop antennas and install one 4'-0" tall rooftop hexport antenna and two 4'-0" tall octoport antennas; install four tower-mounted amplifiers; and four new remote radio units. Some new antennas will be visible. The existing parapet will be painted to match the rest of the building.)

(No Visual Impact Findings required. Action may be taken if sufficient information is provided. Project was last reviewed at Full Board on January 5, 2015.)

ABR - REVIEW AFTER FINAL**H. 3880 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-046
Application Number: MST2012-00422
Owner: Sumida Family, LP
Architect: LMA Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures for the existing nursery. The existing two-story commercial building fronting on State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Review After Final of the following changes to an approved project: Lower building 12", omit carports, revise parking layout and ADA lift, reconfigure bike lockers, establish double check valve location, revise details for building, windows, and door, add address numbers, and revise landscaping.)