



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, November 16, 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, November 12, 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. 118 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 017-091-016
Application Number: MST2015-00319
Owner: Merry Milpas, LLC
Applicant: Ryan Howe
Architect: Pacific Architects, Inc.

(Proposal for a Medical Marijuana Storefront Collective Dispensary in an existing commercial building. Interior tenant improvements, minor exterior alterations, and landscaping are proposed. The Staff Hearing Officer will consider the Storefront Collective Dispensary Permit at a future hearing.)

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

ABR - NEW ITEM**B. 1416 CASTILLO ST****R-4 Zone**

Assessor's Parcel Number: 039-052-025
Application Number: MST2015-00505
Owner: Charles and Sylvia Butler Trust
Architect: Craig Goodman

(Proposal for a new 233 square foot composite deck on the northeastern corner of the rear unit of a two residential lot. Also proposed are new handrails at all the entrances and a new guardrail on the southern entrance. Two existing windows will become sliding doors and a new window is proposed. Staff Hearing Officer review is requested for an interior setback modification for the new deck. This project addresses violations in enforcement case ENF2015-00695. The front residence is on the City's List of Potential Historic Resources. This residence is not historic.)

ABR - CONTINUED ITEM**C. 205 W CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 037-041-005
Application Number: MST2015-00551
Owner: Foxen Trust
Architect: Studio 1030 Architects
Business Name: Barbareño

(Proposal for a 630 square foot awning, awning support structure, patio lighting, and a new planter for an existing restaurant.)

(Second Review.)

ABR - REVIEW AFTER FINAL**D. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
Application Number: MST2014-00635
Owner: Hughes Land Holding Trust
Architect: Sherry & Associates

(Proposal for alterations to an existing 3,695 square foot commercial building comprising the following: new partial stucco wall finish, new roof and parapet, new driveway arbor, new rooftop lantern, and door and window alterations. Also proposed on this approximately 10,000 square foot parcel is to replace an existing trellis with new, restripe the existing parking stalls, extend an existing deck, and add a new ramp. No new floor area is proposed.)

(Review After Final of change to previously-approved project including the removal of a transom window from the east elevation.)

ABR - REVIEW AFTER FINAL**E. 2700 MIRADERO DR (HOA) R-2 Zone**

Assessor's Parcel Number: 051-520-044
 Application Number: MST2015-00311
 Owner: Villa Miradero North HOA
 Architect: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves replacement of the existing cabana roof from a flat roof to a pitched roof and replace the solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, add 18 inch security fence on top of the existing wall, replace the existing pool gates, and add accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

(Review After Final to obtain Fence Height Exception Findings for an Administrative Exception to the Fence Height Ordinance.)

ABR - NEW ITEM**F. 1315 OLIVE ST R-3 Zone**

Assessor's Parcel Number: 029-085-013
 Application Number: MST2015-00562
 Owner: PBJ & K, LLC (CA)
 Applicant: Amy Von Protz

(Proposal for minor exterior alterations on the rear building of an existing multifamily residential parcel. The alterations include the replacement of two existing second floor windows with French doors and wrought iron Juliet balconies. Two new light fixtures are also proposed. No new floor area is proposed, and no changes are proposed for the historic residence at the front of the parcel.)

ABR - REVIEW AFTER FINAL**G. 1198 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010
 Application Number: MST2012-00231
 Owner: DeWayne Copus Trust
 Architect: AB Design Studio
 Business Name: Peabody's Restaurant
 Business Name: Oliver's

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

(Final approval of Review After Final of changes to the approved plans including a new trash enclosure, raised roof over dining area, service access ramp, stairs and entry, revised parking (no change in number of spaces), new landscaping, removal of ash trees, relocation of bi-fold door, and new entry stair. Requires compliance with Staff Hearing Officer Resolution No. 064-15.)

ABR - FINAL REVIEW**H. 3869 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-037
Application Number: MST2013-00282
Owner: Housing Authority of the City of Santa Barbara
Architect: Peikert + RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

(Requires compliance with Staff Hearing Officer Resolution No. 035-15. Project was last reviewed on June 29, 2015.)

ABR - NEW ITEM**I. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

Assessor's Parcel Number: 045-250-011
Application Number: MST2015-00565
Owner: City of Santa Barbara

(Proposal for alterations to waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, E. Cabrillo Blvd. and W. Cabrillo Blvd. to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed is new landscaping in areas where existing kiosks were removed, and six new ADA access ramps. Requires Coastal Review.)

(Review only of Leadbetter and Harbor West parking lots. The remainder of the sites are within the purview of the Historic Landmarks Commission. Requires Coastal Review. Action may be taken if sufficient information is provided.)