



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, December 21, 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, December 17, 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. 3708- 3773 GREGGORY WAY R-3/P-D/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-570-CA1
Application Number: MST2015-00612
Owner: Franciscan Villas Homeowners Association
Landscape Architect: Erin Carroll

(Proposal for landscape plan alterations within a 7,920 square foot common area of an existing condominium complex. The proposal involves replacing 2,590 square feet of existing turf and ornamental landscaping with new drought-tolerant landscaping. A total of 1,156 square feet of existing turf will remain in place. A 20'-0" tall, 10" diameter Washingtonia palm will be removed, as well as a 12'-0" tall, 3" diameter volunteer Pittosporum undulatum and a 12'-0" tall, 3" diameter volunteer Ficus nitida. Also proposed is to replace the existing spray irrigation system with drip irrigation, with the remaining turf to be irrigated with new rotator nozzles.)

ABR - NEW ITEM

B. 305 W MONTECITO ST C-2/SD-3 Zone

Assessor's Parcel Number: 033-031-005
Application Number: MST2015-00621
Owner: Rudolfo & Alma Alvaro
Architect: Wilco Group

(Proposal for minor site and exterior alterations to an existing 6,337 square foot, two-story, mixed-use building, which comprises 1,228 square feet of residential and 5,109 square feet of commercial uses on a 13,500 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes restriping the parking lot to match the original approved plan of 17 parking spaces including one ADA accessible space, a new exterior trash enclosure at the front property line along Bath Street, door and window replacement, new paint, brick and wainscot restoration, new landscaping, and permitting an as-built interior partition to create two tenant spaces. This proposal will address violations identified in enforcement case ENF2015-00142.)

ABR - REVIEW AFTER FINAL**C. 414 N SALSIPUEDES ST****M-1 Zone**

Assessor's Parcel Number: 031-293-018
Application Number: MST2014-00068
Owner: Andros Family Trust
Designer: Adam Cunningham
Business Name: Carr Winery

(This is a revised project description: Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,495 square feet of ground floor/mezzanine and the construction of a 796 square foot patio with fireplace. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry and planted pots along the streetscape. The project will result in a credit of 1,205 square feet of Growth Management Plan square footage.)

(Review After Final of fireplace and lighting details.)

ABR - FINAL REVIEW**D. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006
Application Number: MST2007-00559
Owner: Leed Santa Barbara, LLC
Architect: Garcia Architecture + Design

(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floors adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings.)

(Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)