



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, April 11, 2016

David Gebhard Public Meeting Room: 630 Garden Street

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS

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 7, 2016, 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. 515 E ARRELLAGA ST R-3 Zone

Assessor's Parcel Number: 027-132-013
 Application Number: MST2016-00138
 Owner: Angelo Salvucci
 Architect: W. David Winitzky

(Proposal for alterations to an existing ten unit apartment building. The proposal includes the repair of 975 square feet of existing decks/balconies where required, replace existing wood railings with solid stock ornamental iron, add 760 square feet of new decks/balconies to increase private outdoor space for all units, and remove three existing 12" diameter Tipuana trees.)

ABR - CONTINUED ITEM

B. 2720 DE LA VINA ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-220-021
 Application Number: MST2016-00114
 Owner: William Meller Family, LLC
 Architect: Three A Design Studio
 Business Name: Handlebar

(Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed.)

(Second Review.)

ABR - CONTINUED ITEM**C. 3712 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-027
Application Number: MST2014-00624
Owner: Automobile Club of Southern California
Engineer: Medhanit Girma

(Proposal for voluntary site accessibility upgrades for a lot developed with an existing 7,290 square foot commercial building. Site improvements include adding a 3'-0" tall wrought iron entry gate at the driveway, upgrading the site parking to add four new accessible parking spaces and ADA accessible path of travel. There are 72 existing parking spaces with 72 to remain, and some of the accessible parking spaces will be relocated. Also proposed is new landscaping and new trash enclosure. There will be no alterations to the existing building.)

(Third Review)

ABR – PROJECT DESIGN & FINAL REVIEW**D. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-016
Application Number: MST2016-00047
Owner: Ray Fazendin
Architect: Michelle McToldridge

(Proposal to demolish an existing detached 368 square foot garage and construct a 370 square foot detached carport for an existing duplex in the non-appealable jurisdiction of the Coastal Zone. The driveway grade will be lowered, resulting in 132 cubic yards of grading excavation and 20 cubic yards of fill dirt. There will be 1,265 square feet of new impervious paving for outdoor patios and steps and a 954 square foot permeable driveway. Also proposed is 101 linear feet of new site walls ranging in height from 4'-6" to 7'-6" along the front property line which will require an Administrative Exception for overheight walls at the front property line. One 5" diameter elm tree will be removed.

(Action may be taken if sufficient information is received. Requires Coastal review and an Administrative Exception for overheight walls. Project was last reviewed February 16, 2016.)

ABR - NEW ITEM**E. 1520 COOK PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003
Application Number: MST2016-00126
Owner: City Santa Barbara
Applicant: Leif Reynolds, Project Engineer

(Proposal for alterations to an existing 16,030 square foot office building including the replacement of doors and windows, new entryway features, and new exterior building color.)

ABR - FINAL REVIEW**F. 130 S ALISOS ST****R-3 Zone**

Assessor's Parcel Number: 017-212-015
Application Number: MST2015-00402
Owner: Edward St. George
Architect: ON DESIGN, LLC
\$Applicant: ON DESIGN, LLC

(Proposal for new dwelling units, addition, and alterations for a new Average Unit-Size Density Incentive Program [AUD] project which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D [Unit 6] will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E [Units 7 & 8] will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.)

(Final approval of architectural details is requested.)

ABR - NEW ITEM**G. 902 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 029-240-007
Application Number: MST2016-00145
Owner: Housing Authority/City of Santa Barbara
Architect: Dwight Gregory

(Proposal to replace all 36 aluminum windows and six exterior sliding doors with dual-glazed Fiberglas windows in same locations, size and configuration.)

ABR - NEW ITEM**H. 632 PICO AVE****R-3 Zone**

Assessor's Parcel Number: 031-103-008
Application Number: MST2016-00123
Owner: Richard Rosenwald

(Proposal to re-roof a single-family dwelling at the rear of a 6,750 square foot parcel. The roof is proposed to be a standing seam metal roof, with the lower roof proposed to be red and upper roof proposed to be light green.)