



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, December 05, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

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**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
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COURTNEY JANE MILLER  
KEVIN MOORE  
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**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  
                 GABRIELE M. COOK, Acting Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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#### 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at [www.SantaBarbaraCA.gov/ABR](http://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](mailto: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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**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 4473 or by email at [ABRSecretary@SantaBarbaraCA.gov](mailto: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 1, 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](http://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](mailto: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: PUBLIC HEARING**

#### **A. 402 ANACAPA ST**

**C-M Zone**

Assessor's Parcel Number: 031-271-016  
Application Number: MST2016-00514  
Owner: Inga Frick

(Proposal to convert an existing single family dwelling unit to a two-sleeping unit hotel on a 5,025 square foot parcel in the C-M Zone. Existing development on the site consists of a two-story, 1,568 square foot, two-bedroom residence with two uncovered parking spaces. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. Minor alterations are proposed to the existing fence to improve parking visibility on the site.)

**(Requires Development Plan Approval findings.)**

**ABR - PROJECT DESIGN REVIEW****B. 1502 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 043-252-015  
 Application Number: MST2016-00349  
 Owner: Turner Foundation Since 1958  
 Applicant: Tom Smith, Architect

(This is a revised project description: Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of two Canary Island pine trees, one Schefflera, one Ash tree, and one Privet tree ranging in height from 50' - 70'. A total of 44 parking spaces are required, with 54 proposed including three ADA spaces. This project addresses violations identified in enforcement case ENF2014-00633 and requires Staff Hearing Officer approval for encroaching into the required rear setback. An Administrative Fence Height Exception is required for an over-height fence.)

**(Project was last reviewed on September 19, 2016.)**

**ABR - NEW ITEM****C. 302 MOFFETT PL****A-F/SD-3 Zone**

Assessor's Parcel Number: 073-122-0BL  
 Application Number: MST2016-00539  
 Owner: City of Santa Barbara, Airport

(Proposal for exterior alterations to an existing warehouse/office building. The work will include a new ADA-accessible path of travel, parking lot restripe, landscaping, new exterior stucco and paint, and door and window replacement (same size and location).)

**ABR - NEW ITEM****D. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002  
 Application Number: MST2016-00495  
 Owner: Moller Retail, Inc.  
 Architect: Lenvik & Minor Architects  
 Business Name: Conserve Fuel

(Proposal for the removal of an existing fuel station canopy and construction of a new canopy, the reconfiguration of existing pump islands and addition of two new pump islands, two new fuel pumps (increasing the total of pumps to six), and reconfiguration of existing accessible parking. Currently there are eight parking spaces which will not change. The existing building's facade will be patched and repaired as needed. Staff Hearing Officer approval is required to allow the new canopy to encroach into the required 20 foot front yard setback.)

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

**ABR - CONTINUED ITEM****E. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019  
Application Number: MST2016-00470  
Owner: Paul & Debra Uyesa Family Trust  
Architect: Rex Ruskauff  
Business Name: Uptown Lounge

(Proposal to permit an as-built 225 square foot patio awning with four coach lights. This project will address a violation identified in enforcement case ENF2016-01470.)

**(Second review.)**

**ABR - FINAL REVIEW****F. 801 CLIFF DRIVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-250-008  
Application Number: MST2014-00586  
Owner: Unknown Dream, LLC  
Architect: On Design, LLC  
Applicant: SEPPS, Inc.  
Applicant: James Cole  
Landscape Architect: CMLA Landscape Architects

(The project addresses violations in enforcement case ENF2014-00616 for extensive work done without required City review, approval, and permits at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The project consists of tree removals in an established Monarch Butterfly overwintering site along a portion of Honda Valley Creek, and as-built remodeling of existing buildings, site work, and other landscaping alterations. The unpermitted work proposed to be permitted consists of the removal of 32 mature Eucalyptus trees that provided Monarch butterfly overwintering habitat, removal of canopy trees and planting of palm trees in areas around buildings, other landscaping alterations, replacement of irrigation system, exterior building color changes, metal building siding, metal window awnings, grading and pad for patio with octagonal seating wall, grading and pad for picnic table, grading and pad for concrete ping-pong tables, a bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, bike racks for 152 bicycles, and mailboxes. The unpermitted work proposed to be removed consists of a concrete slab and seat wall, concrete pads with gym equipment, non-compliant exterior lighting, prohibited banner signs, entry pilasters with lighting, non-permitted stairs near street intersection, and eight Mexican Fan Palms planted along driveway near the restoration area. Proposed new improvements include restoration of Monarch butterfly and riparian habitat, a Monarch Butterfly and riparian habitat maintenance and monitoring program, drainage improvements in the restoration area, tree mitigation planting, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, concealment of as-built data/phone cabling on exterior of buildings, removal of Palm trees near Loma Alta, and planting Cypress trees adjacent to buildings.)

**(Final Approval of architectural details is requested. Project was last reviewed by the Full Board on November 21, 2016.)**