



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, December 12, 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
 GABRIELE COOK, Acting 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 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. 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. 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. 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 8, 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. 3714 STATE ST

C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-023
 Application Number: MST2016-00544
 Owner: KW Fund V-Sandman, LLC
 Agent: John Schuck

(Proposal for a temporary, 1,357 square foot sales office trailer for sales of residential units at Estancia (formerly the Sandman Inn). This temporary facility will be in place for approximately 18 months and will be located on Lot C, where a future commercial building will be constructed. No signage will be included as part of this project.)

ABR - NEW ITEM

B. 224 & 228 W MICHELTORENA ST

R-4 Zone

Assessor's Parcel Number: 027-221-017
 Application Number: MST2016-00496
 Owner: Leo & Mstislav Kostruba
 Applicant: Vanguard Planning, LLC

(Proposal to convert an existing 1,215 square foot, two-story, two-bedroom dwelling unit located at 228 W. Micheltorena Street to a hotel. No changes are proposed for the existing, detached, one-story, 1,097 square foot dwelling unit at 224 W. Micheltorena Street. Two uncovered parking spaces will be provided for the hotel. Also proposed is to reduce the hedge height along the driveway to meet visibility requirements. A Parking Design Waiver is required from the Transportation Division to back out onto the street for a distance exceeding 75 feet. No new square footage is proposed on this 7,000 square foot parcel. This project will address a violation identified in Enforcement Case ENF2015-01155.)

(Requires Development Plan Approval findings.)

ABR - PROJECT DESIGN AND FINAL REVIEW**C. 2912 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
Application Number: MST2016-00150
Owner: SBCG Properties, LLC
Applicant: Sherry & Associates
Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet; a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south, and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project was granted Staff Hearing Officer approval of a Zoning Modification for the trellis to encroach into the required front yard setback.)

(Require compliance with Staff Hearing Officer Resolution No. 042-16. Project was last reviewed on May 2, 2016.)