



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, August 29, 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
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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
IRMA UNZUETA, Project Planner
KRYSTAL M. VAUGHN, 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 7543 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, August 25, 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: PUBLIC HEARING

A. 119 E COTA ST

C-M Zone

Assessor's Parcel Number: 031-151-018
 Application Number: MST2016-00319
 Owner: City of Santa Barbara
 Applicant: Teri Green, Associate Transportation Planner
 Engineer: Laura Yanez, Project Engineer I

(Proposal to upgrade the Cota Street Commuter Parking Lot. The proposal will include the installation of 2,944 square feet of permeable paving, two access control gate arms and associated equipment, two electric vehicle charging stations, two security cameras, bicycle parking, landscape and hardscape changes, and upgrades to comply with ADA requirements. Thirteen existing overcrowded or diseased trees will be removed and 17 new trees will be planted, and a new irrigation system will be installed. The proposed reconfiguration of the parking lot will result in a reduction of seven parking spaces, from 221 to 214 spaces.)

(Comments only; requires Environmental Assessment.)

ABR - NEW ITEM**B. 2130 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-012
Application Number: MST2016-00385
Owner: Marymount of Santa Barbara, Inc.
Architect: Earthform Design

(Proposal to remodel and repair the existing Marymount School playfield. The work will include re-grading the playfield to smooth out eroded and uneven surfaces, improvements to access stairs, new ramp, and terraced seating. New gates are proposed to be installed at the Mission Ridge Road boundary wall and new colored concrete sidewalk will replace broken sidewalk from Mission Ridge Road to the front entry steps of the campus Administration office along the arrival driveway. Two 40 to 50 foot tall Eucalyptus sideroxylon trees will be removed and new drought-tolerant landscaping will be installed throughout the campus. There will be approximately 2,685 square feet of new impermeable surfaces. This building is on the City's List of Potential Historic Resources and is eligible for Structure of Merit status.)

(Comments only; requires compliance with Tier 3 Storm Water Management Program.)

ABR - NEW ITEM**C. 205 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028
Application Number: MST2016-00387
Owner: Castagnola Italo Etal
Applicant: Dudek

(Proposal to slurry seal and restripe an existing 20-space parking lot with 22 parking spaces. The 20,250 square foot parcel is bounded by Santa Barbara Street, E. Yanonali Street, and Gray Avenue. The requirement for this parking lot is 24 spaces, but the parking lot is considered legal non-conforming. Also proposed is to relocate an existing Caryota urens "Fishtail palm" tree on-site, remove an as-built landscape area, and slightly shift location and reduce the size of a parking lot planter.)

ABR - NEW ITEM**D. 426 W ORTEGA ST****R-4 Zone**

Assessor's Parcel Number: 037-072-015
Application Number: MST2016-00380
Owner: Juana Barbosa
Applicant: Morando Design

(Proposal to remove the unpermitted enclosure of a second floor deck, relocate the washer and dryer from rear unit kitchen to carport beneath, and remove an unpermitted storage shed and driveway gate. Also proposed is to demolish an as-built entry door and porch and permit new entry door and porch in the new location on the side of the building. This project will address violations identified in Zoning Information Report ZIR2016-00147 and Enforcement Case ENF2016-00459.)

ABR - NEW ITEM: PUBLIC HEARING**E. 1929 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-352-007
Application Number: MST2016-00369
Owner: Friedman Family Trust
Applicant: Vanguard Planning Inc.

(Proposal to convert an existing 1,230 square foot, two-bedroom dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require a Fence Height Exception to allow an as-built over-height wood entry gate and Development Plan Approval findings for conversion of residential use to commercial use.)

(Requires Development Plan Approval findings.)

ABR - NEW ITEM: PUBLIC HEARING**F. 228 COTTAGE GROVE AVE****C-P Zone**

Assessor's Parcel Number: 037-201-021
Application Number: MST2016-00347
Owner: Rick Spann Incorporated
Applicant: Wade Davis Design

(Proposal for a multifamily residential project using the Average Unit Density Incentive Program [AUD]. The proposal includes a legal change of use and the conversion of 1,249 square feet of second floor garage office space [addressed at 232 Cottage Grove Avenue] to a new residential unit. Units A and B at 228 Cottage Grove Avenue will remain unchanged at 579 square feet and 375 square feet, respectively. Five legal, covered detached parking spaces will remain. The proposed density on this 6,241 square foot parcel will be three dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density 15-27 Dwelling Units per acre. The average unit size will be 734 square feet. No grading or new square footage is proposed.)

(Action may be taken if sufficient information is provided. Project requires Conditions of Approval for Annual Survey and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)