



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

NOVEMBER 20, 2017

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the 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 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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the ABR may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/ABR. 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Matthew Cameron, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email MCameron@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 7543. 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.

APPEALS: Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

NOTICE: On Thursday, November 16, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

PLEASE BE ADVISED

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.

NEW ITEM

A. 1440 COOK PL

A-F/SD-3 Zone

Assessor's Parcel Number:	073-344-0BL
Application Number:	MST2017-00733
Owner:	City of Santa Barbara, Airport
Applicant:	Leif Reynolds, Project Engineer
Architect:	Kupiec Architects

(Proposal to remodel the entryway; replace the existing windows on the west, south, and east elevation; replace a door on the south elevation; and repaint the exterior of an existing airport facility in the Appeal Jurisdiction of the Coastal Zone. No changes to square footage are proposed.)

(Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL**B. 3869 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 051-022-037
Application Number: MST2013-00282
Owner: Housing Authority City of Santa Barbara
Architect: Peikert + RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program, a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

(Review After Final of changes to landscaping and trellis. Project was last reviewed on February 13, 2017.)

CONTINUED ITEM**C. 426 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-281-022
Application Number: MST2017-00681
Owner: Pete & Christina Feldman
Architect: Roderick Britton

(Proposal for a new residential unit on the second story of an existing warehouse. Project consists of the conversion of a 762 square foot second story of a 1,745 square foot warehouse into a one-bedroom residential unit. Also proposed are a new 389 square foot upper-level deck/carport, a new steel entry gate, a skylight, and the replacement and relocation of doors and windows.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 6, 2017.)

REVIEW AFTER FINAL**D. 604 E COTA ST****M-C Zone**

Assessor's Parcel Number: 031-222-001
Application Number: MST2014-00220
Owner: Hammer Properties, LLC
Applicant: Peter Lewis
Architect: The Cearnal Collective, LLP

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

(Review After Final of changes to exterior finishing. Project was last reviewed on November 6, 2017.)

FINAL REVIEW**E. 3344 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-324-014
Application Number: MST2016-00280
Owner: Everquest Lodge, Inc.
Architect: AB Design Studio, Inc.

(Proposal for an addition and alterations to an existing two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition and exterior renovations. The work will comprise new doors, windows, building siding, and roof throughout, and replacement of the following: hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, ADA ramp, outdoor fireplace, pool enclosure, spa, and permeable paving. Two 30' tall Queen palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project addresses zoning violations identified in Enforcement Case ENF2013-01400.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)

NEW ITEM**F. 3438 RICHLAND DR****R-M/USS Zone**

Assessor's Parcel Number: 051-061-022
Application Number: MST2017-00759
Owner: Hunt-Jacobsen Properties II, LP
Applicant: Sandpiper Property Management

(Proposal to demolish the existing pool and fence. Project consists of the demolition of a 26x15 foot pool and 39 linear feet of wooden fence. The project proposes to partially infill the pool area with asphalt to match the existing parking area. Also proposed are landscape alterations.)

(Action may be taken if sufficient information is provided.)