



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, January 09, 2017

David Gebhard Public Meeting Room: 630 Garden Street

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
DAVID R. WATKINS
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
MATTHEW CAMERON, Planning Technician
KRYSTAL M. VAUGHN, 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 Matthew Cameron, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4587 or by email at MCameron@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, , 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.

FINAL REVIEW

A. 1028 OLIVE ST

R-3 Zone

Assessor's Parcel Number: 029-230-017
Application Number: MST2015-00583
Owner: Adelaida Ortega
Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provided. The project includes Staff Hearing officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(Final Review, action may be taken if sufficient information is provided.)

PROJECT DESIGN REVIEW

B. 535 E YANONALI ST

OM-1/SD-3 Zone

Assessor's Parcel Number: 017-540-004
Application Number: MST2014-00289
Owner: Santa Barbara Rescue Mission
Architect: H. Todd Kilburn AIA

(Review of plans which received a Level 1 Substantial Conformance Determination for the proposed remodel and repurposing of interior space at the Santa Barbara Rescue Mission.)

(Revised Project Design Approval is requested.)

NEW ITEM**C. 121 BURTON CIR****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-073-007
Application Number: MST2015-00519
Owner: Smooch Reynolds
Architect: Sheri Peters

(Proposal for a new drought-tolerant landscape plan for an existing four-unit apartment complex including plant and irrigation replacement. Also proposed is to demolish an existing wall in the front yard ranging in height from four to six feet and to construct a new wall ranging in height from four to six feet in a location closer to the street near Unit 1. The new wall will require approval of an Administrative Exception. Coastal review is required for this parcel located in the non-appealable jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is provided. Project requires Coastal Review.)

NEW ITEM**D. 302 MEIGS RD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
Application Number: MST2016-00570
Business Name: Lazy Acres
Applicant: Zohair Vaji
Owner: Jeffrey Panosian

(Proposal for a tenant improvement of retail market site including the following: new window opening in food patio area and new roof top equipment with screening and new curb ramp. A planter located between parking stalls will be removed in order to provide an accessible route through the parking lot. Parking stalls will be restriped and the number of spaces will be decreased by two, with 110 to remain.)

(Project requires Project Design Approval.)

REVIEW AFTER FINAL**E. 136 N QUARANTINA ST****M-1 Zone**

Assessor's Parcel Number: 017-081-019
Application Number: MST2014-00507
Applicant: Edwin Lenvik
Owner: Pegseven LLC

(Proposal for a new 4,120 square foot, unenclosed shed structure for an existing maintenance facility. The project includes relocating the required parking onto adjacent parcels which comprise a portion of the same facility. A total of 17 parking spaces will be provided on APNs 017-081-004 & -011 by recorded offsite parking agreements.)

(Review after final for changes to landscape plans.)

REVIEW AFTER FINAL**F. 8 S MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-165-012
Application Number: MST2016-00511
Owner: Canoga Terrace Apartments
Designer: Designarc
Business Name: Summit Gasoline

(Proposal for exterior improvements to an existing gas station/mini-mart consisting of new stone veneer on the building and canopy columns, replacement of an existing chain-link fence along the southeast property line, new water heater enclosure, new landscaped island at the corner of the lot, and new landscape plan throughout the 34,892 square foot parcel. This project addresses violations identified in enforcement cases ENF2016-00358 and ENF2016-00375.)

(Review After Final of requested fencing, turf, and veneer details.)

REVIEW AFTER FINAL**G. 15 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-058
Application Number: MST2015-00010
Owner: Johnman Holding LLC
Architect: R & A Architecture and Design, Inc.
Agent: Dudek

(This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.)

(Review After Final for review of detailed color elevations.)

NEW ITEM**H. 1316 E MASON ST****R-2 Zone**

Assessor's Parcel Number: 017-151-012
Application Number: MST2016-00574
Owner: Carroll Donald S
Architect: Richard Redmond

(Proposal to permit an "as-built" 27'-9" tall children's castle play structure in the rear yard of a parcel currently developed with two dwellings. The applicant intends to move the structure outside of the setback pending design approval. The project will address a violation identified in enforcement case ENF2016-01537.)

(Comments only. Initial Concept Review of existing playhouse.)