



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, January 30, 2017**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
AMY FITZGERALD TRIPP, *Vice-Chair*  
COURTNEY JANE MILLER  
KEVIN MOORE  
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](http://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](http://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](mailto: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](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, January 26, 2017, 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 - REVIEW AFTER FINAL**

#### **A. ROW FROM E CABRILLO TO INDIU MUERTO**

**C-2/SD-3 Zone**

Assessor's Parcel Number: 017-010-065  
 Application Number: MST2015-00550  
 Owner: James & Joan Dixon  
 Owner: City of Santa Barbara Public Works  
 Landscape Architect: Arcadia Studio

(Proposal for right-of-way improvements under the Lower Milpas Pedestrian Improvement Project. The proposal includes the installation of 700 linear feet of sidewalk along the east side of S. Milpas Street beginning at E. Cabrillo Blvd. and continuing to the US 101 on/off-ramp north of the Union Pacific Railroad. The project also includes ten new light poles, a center median island, and curb and gutter improvements. An additional sidewalk infill of 565 linear feet is also proposed along Calle Puerto Vallarta, connecting S. Milpas Street to Dwight Murphy Park and the Santa Barbara Zoo. The project will require the relocation of a private driveway into Tri-County Produce as well as a reconfiguration of their parking lot. Improvements will be made on the following streets: S. Milpas Street, Calle Puerto Vallarta, Por La Mar, and Corona Del Mar. Project requires Coastal Review.)

**(Review After Final of proposed street trees.)**

**ABR - NEW ITEM****B. 1120 & 1122 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-291-027  
Application Number: MST2016-00197  
Owner: Edward St George Revocable Trust

(This is a revised project description. Proposal for a revision to a previously approved residential project (MST2016-000174) using the Average Unit-Size Density Incentive Program. This proposed revision consists of the conversion of an approved 400 square foot garage into an additional dwelling unit. The revision will add one additional unit, bringing the total number of units to 12 with an average unit size of 1,231 square feet. The proposed density on this 41,479 square foot parcel will be 13 dwelling units per acre on a parcel with a General Plan designation of Medium-High Density Residential (15-27 dwelling units per acre). This project will address violations identified in enforcement case ENF2014-00343.)

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

**ABR - NEW ITEM****C. 126 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-271-026  
Application Number: MST2017-00019  
Owner: 417 Santa Barbara Street Investment  
Owner: Del Mar LLC  
Applicant: Lynn Kerr

(Proposal to install a commercial roof overlay (12,000 square feet), install GAF liquid coating roofing system over existing metal roof on a 49,800 square foot lot developed with two commercial buildings.)

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

**ABR - NEW ITEM****D. 3940 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029  
Application Number: MST2017-00021  
Owner: Franchise Realty Interstate Corp  
Owner: McDonalds Corporation  
Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprised of the demolition of the existing mansard roof. Project also includes the construction of a new roof parapet, new ADA walkway, new aluminum canopies, new paint, and three new "brand wall" elements with a maximum height of 19'-4". Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

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