



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, February 13, 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

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, February 9, 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.

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.

REVIEW AFTER FINAL

A. 3869 STATE ST C-2/SD-2 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 updated landscaping plans.)

REVIEW AFTER FINAL

B. 3126 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 053-332-019
 Application Number: MST2016-00470
 Owner: Paul & Debra Uyesa Family Trust
 Architect: Rex Ruskauff
 Business Name: Uptown Lounge

(Proposal to permit an as-built 225 square foot patio awning with four coach lights. This project will address a violation identified in enforcement case ENF2016-01470.)

(Review After Final of revised project details.)

REVIEW AFTER FINAL**C. 20 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-242-004
Application Number: MST2015-00533
Owner: Tiziana & Valerio De Angelis
Architect: Kent Mixon

(Proposal for exterior alterations to an existing 4,130 square foot duplex. The project includes new pedestrian and driveway gates, a small roof extension over the front door, enlargement of existing terraces and new terraces, door and window changes, landscape and hardscape changes, new gutters and downspouts, and new garage doors. There will be no new floor area constructed on this 10,259 square foot parcel within the Mission Area Special Design District.)

(Review After Final of revised terrace.)

CONTINUED ITEM**D. 508 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-180-002
Application Number: MST2016-00578
Owner: David Thomas C. & Patricia
Designer: Dexign Systems

(Proposal for exterior alterations to an existing 3,184 square foot triplex comprising the following: replacement of the existing roof with Boral Claylite "S" tile, the addition of storage areas at the end of each carport, the repair and/or reconstruction of the exterior stairs and landing at Unit "C," installation, a new window at the lower floor storage room, and new exterior paint colors.)

(Project Design Approval is requested. Project is required to comply with Storm Water Management Program Tier 2. Project was last heard on February 6, 2017.)