



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

MARCH 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*
Courtney Jane Miller
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Jaime Limón, 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, March 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.

CONTINUED ITEM

A. 150 S LA CUMBRE RD C-2/SD-2 Zone

Assessor's Parcel Number:	051-032-002
Application Number:	MST2016-00495
Owner:	Moller Retail, Inc.
Architect:	Lenvik & Minor Architects
Business Name:	Conserve Fuel

(Proposal for the removal of an existing fuel station canopy and construction of a new canopy, the reconfiguration of existing pump islands and addition of two new pump islands, two new fuel pumps (increasing the total of pumps to six), and reconfiguration of existing accessible parking. Currently there are eight parking spaces which will not change. The existing building's facade will be patched and repaired as needed. Staff Hearing Officer approval is required to allow the new canopy to encroach into the required 20 foot front yard setback.)

(Comments only, project requires Staff Hearing Officer review.)

CONTINUED ITEM**B. 1507 SAN PASCUAL R-3 Zone**

Assessor's Parcel Number: 043-251-026
Application Number: MST2016-00473
Owner: Housing Authority City of Santa Barbara
Architect: Dwight Gregory, AIA

(Proposal to remodel an existing three unit apartment building in a Spanish style with new stucco facades, new covered entry porches, mechanical, electrical and plumbing improvements, new and replaced windows, and upgrading the parking to provide ADA accessibility.)

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

NEW ITEM**C. 630 W ANAPAMU ST R-3 Zone**

Assessor's Parcel Number: 039-151-006
Application Number: MST2017-00101
Owner: Jason O'hearn
Applicant: Jose Luis Esparza

(Project proposal for improvements to a 5,543 square foot lot containing two dwelling units. Proposed is the removal of unpermitted storage rooms, attached patio cover and laundry hookups, and shed at rear of the property. Also proposed is the permitting of an "as-built" two-car carport, and changes to the chain-link fences at the property line. Project addresses violations identified in enforcement case ENF2016-00709 and zoning information report ZIR2016-00219.)

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

NEW ITEM**D. 28 ANACAPA ST OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009
Application Number: MST2017-00001
Owner: Hughes Land Holding Trust
Architect: Kevin Moore

(Proposal for a new semi-outdoor seating area for existing restaurant. Project includes the creation of a new roof opening in suite D, enlargement of openings on the north and south elevations, and the creation of an interior access route between suites D and E. There will be no new floor area added and no cut.)

(Action may be taken if sufficient information is provided. Project requires compliance with City Storm Water Management Program (SWMP) Tier 2.)

CONTINUED ITEM

E. 1046 COAST VILLAGE RD

C-1/SD-3 Zone

Assessor's Parcel Number: 009-211-012
Application Number: MST2017-00080
Owner: Montecito Choice, LLC
Applicant: Morando Planning & Design

(Proposal to demolish an existing 5' tall wing wall and construct a new wood-veneered 6'-6" tall wall with sliding iron gate and man door to the trash area. Also proposed is to add 19 square feet of pavement to an existing planter to maintain ADA accessibility, and to relocate the bike rack. Requires Coastal review.)

(Project requires compliance with Storm Water Management Program (SWMP) Tier 2.)