



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

MARCH 27, 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 23, 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.

REVIEW AFTER FINAL

A. 6100 BECKNELL ROAD

A-I-1/SP-6 Zone

Assessor's Parcel Number:	073-080-065
Application Number:	MST2014-00619
Owner:	City of Santa Barbara, Airport
Agent:	Suzanne Elledge Planning & Permitting
Applicant:	Direct Relief
Architect:	DMHA

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan (SP-6). The project received a designation as a Community Benefit project and an allocation of 80,000 square feet (and reservation of 30,000 square feet) of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

(Review of landscape plans and courtesy review recommendations.)

CONTINUED ITEM**B. 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. Project was last reviewed on March 20, 2017.)

NEW ITEM**C. 601 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-142-019
Application Number: MST2017-00123
Owner: H&R Anapamu, LP
Applicant: Karen Quinn

(Proposal to remove one Canary Island Date Palm located within the front setback and one Bottle Tree. Project requires a Park and Recreation Permit.)

(Comments Only.)

FINAL REVIEW**D. 715 BOND AVE****C-2 Zone**

Assessor's Parcel Number: 031-231-015
Application Number: MST2015-00198
Owner: Monica Elias Calles-Gonzalez
Architect: Kevin Moore

(This is a revised project description. Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be 26 dwelling units per acre with a General Plan land use designation of 37-63 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One tree is proposed to be removed from the rear yard.)

(Action may be taken if sufficient information is provided. Item was last reviewed January 30, 2017.)

NEW ITEM**E. 812 JENNINGS AVE****M-1 Zone**

Assessor's Parcel Number: 017-043-003
Application Number: MST2017-00109
Owner: Joe Armel

(Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot single house and 197 square foot single car garage into a short-term vacation rental. Exterior changes include the addition of two new uncovered parking spaces, removal of garage door on accessory structure, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.)

(Action may be taken if sufficient information is provided. Project requires Development Plan Approval findings.)

REFERRED BY FULL BOARD**F. 3500 MCCAWE AVE P-R/SD-2 Zone**

Assessor's Parcel Number: 051-230-005
Application Number: MST2017-00066
Owner: City of Santa Barbara
Applicant: Mulligan's Cafe
Architect: Jan Hochhauser

(Proposal for tenant improvements to the outdoor dining patio of a restaurant. The project comprises the removal of 52 feet of cast iron and the addition of 52 inch tall glass windscreens, three flat screen TVs, and the replacement of three overhead heaters at Mulligan's Cafe and Bar.)

(Action may be taken if sufficient information is provided. Item was last reviewed March 13, 2017.)

NEW ITEM**G. 718 CASTILLO ST R-4 Zone**

Assessor's Parcel Number: 037-073-020
Application Number: MST2017-00117
Owner: David Chase and Paige Chase
Applicant: Amy Von Protz
Applicant: Daniel Girdler

(Proposal to convert an existing 831 square foot, one-story, single-family dwelling into commercial use as a short-term vacation rental. The project includes three new uncovered off-street parking spaces, the removal of an unpermitted addition at the rear of the dwelling, the removal of an exterior sink and table, and the removal of two storage sheds from the interior setbacks. This project will address violations in Zoning Information Report ZIR2016-00539 and enforcement case ENF2016-01682.)

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

NEW ITEM**H. 313 W ARRELLAGA ST R-4 Zone**

Assessor's Parcel Number: 027-212-005
Application Number: MST2017-00125
Owner: Dario L. Pini
Applicant: Bryan Murphy

(Proposal to permit "as-built" walls. Project consists of permitting 155 feet of "as-built" six foot tall stucco walls, and 87'-6" of "as-built" three foot stucco walls at the front property line. Proposal addresses violations outlined in Notice and Order to Repair or Abate dated February 14, 2017.)

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