



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

REVISED CONSENT AGENDA

APRIL 3, 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 30, 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. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number:	025-090-046
Application Number:	MST2007-00092
Owner:	Cancer Center of Santa Barbara
Applicant:	Kenneth Marshall
Architect:	The Cearnal Collective, LLP
Landscape Architect:	Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Review After Final of revised project details.)

CONTINUED ITEM**B. 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.)

FINAL REVIEW**C. 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 three-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 2 one-bedroom units and 1 three-bedroom unit, with an average unit size 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**D. 315 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-392-026
Application Number: MST2017-00127
Owner: Philip and Jeanette Condon Trustees
Architect: Bryan Murphy

(Proposal for a new sloped roof on a one story duplex. Project is comprised of the replacement of an existing 1,384 square foot flat roof with a new sloped roof, increasing the total roof height by two feet. A front setback modification is required.)

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

NEW ITEM**E. 1800 BLK CLIFF DR 2321 SEG ID**

Assessor's Parcel Number: ROW-002-321
Application Number: MST2017-00132
Owner: City of Santa Barbara
Applicant: Our Mesa Neighborhood Incorporated
Contractor: Herb Kieke Traffic Wrapz

(Proposal for aesthetic alterations to an electrical cabinet in the public right of way. Project is comprised of a graphic art wrap to be placed on an electrical cabinet in the public right of way.)

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

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 April 13, 2017.)

NEW ITEM**G. 2550 TREASURE DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2017-00128
Owner: Covenant Retirement Communities West
Architect: Paul Poirier & Associates Architects

(Proposal to reconfigure an existing 2,376 square foot, two-story, multi-family residential building (Cottages 860-864) at the Samarkand retirement community from five units to two units. The exterior work includes window and door alterations, the replacement of an existing second floor ramp to meet ADA accessibility requirements, a new roof with new roof pitch, and three new skylights. No new square footage is proposed.)

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

NEW ITEM**H. 2550 TREASURE DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-330-003
Application Number: MST2017-00129
Owner: Covenant Retirement Communities West
Architect: Paul Poirier & Associates Architects

(Proposal to remove and replace an existing flat roof cover and entry canopy on the west side and at the upper level of the East View Building of the Samarkand retirement community. A new flat parapet roof entry cover and portico will be constructed and integrated with the existing roof of the building. The project includes rebuilding existing accessible ramps with a lower slope, and roofing alterations that include replacing mansard roof vents, new overflow drains and sheathing, removing inoperable solar water heater panels, and replacing the existing asphalt BUR with white Ecosmart roof membrane. No new square footage is proposed.)

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

REVIEW AFTER FINAL**I. 3880 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-046
Application Number: MST2012-00422
Owner: Sumida Family Ltd. Partnership
Architect: Lenvik & Minor Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces, with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Review After Final of revised project details.)