



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA APRIL 10, 2016

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 April 6, 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. 718 CASTILLO ST

R-4 Zone

Assessor's Parcel Number:	037-073-020
Application Number:	MST2017-00117
Owner:	David 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.)

CONTINUED ITEM**B. 525 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-007
Application Number: MST2015-00286
Owner: City of Santa Barbara
Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the city's desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

(Review of the removal of 15 trees on site perimeter to comply with State Water Resources Control Board standards. Action may be taken if sufficient information is provided.)

CONTINUED ITEM**C. 915 E ANAPAMU R-3 Zone**

Assessor's Parcel Number: 029-201-003
Application Number: MST2007-00331
Owner: Riviera Partners
Contractor: Vernon Construction

(This is a revised project description using the Average Unit-Size Density Incentive Program (AUD) project. The proposal still includes 24 residential apartments comprising 20,275 square feet of living area, 9,170 square feet of subterranean garage area, and 1,504 square feet of private garage space, for a total of 30,949 square feet. The unit mix includes 19, one-bedroom and five, two-bedroom apartments ranging from 649 to 1,411 square feet, with an average unit size of 833 square feet. The revisions to the project include changes to the floor plan, exterior fenestration of Building 1, building footprint, and building height. The parking garage size was increased to provide additional parking, including accessible parking spaces and added storage for residents. The building footprints of Buildings 2 & 3 have not changed. Building 2 has a reduced unit count, from three to two. There will be 2,970 cubic yards of grading excavation and 19 trees will be removed, with five trees to be relocated on site, 16 trees to remain, 35 new oak trees [seventeen on-site and 28 off-site], and 50 new ornamental trees. Under AUD, the proposed residential density is 27 dwelling units per acre, with an average unit size of 833 square feet. A maximum density of 27 dwelling units per acre is allowed on this 40,055 square feet parcel with a Medium-High Density Residential General Plan Land Use Designation.)

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

NEW ITEM**D. 1100 BLK COAST VILLAGE RD 2815 SEG ID**

Assessor's Parcel Number: ROW-002-815
 Application Number: MST2017-00136
 Owner: City of Santa Barbara
 Applicant: H&R Investments
 Applicant: City of Santa Barbara
 Designer: Marie Evan Schumacher
 Contractor: Frank Schipper

(Proposal to install an 18'-4" long x 9'-6" wide bike corral in the public right-of-way at the south side of the intersection of Coast Village Road and Middle Road. Bike corral is proposed to include five new two-foot tall bike racks. No on-street parking spaces are proposed to be removed.)

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

CONTINUED ITEM**E. 3940 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029
 Application Number: MST2017-00021
 Owner: Franchise Realty Interstate Corp
 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.)

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

REVIEW AFTER FINAL**F. 813 E ANAPAMU ST****A-1/E-1/R-3 Zone**

Assessor's Parcel Number: 029-150-040
 Application Number: MST2016-00530
 Owner: Falcon's Luck, LLC
 Architect: DMHA

(Proposal for minor exterior facade alterations on an existing apartment building. Included in the work will be new exterior paint, balconies with new cladding to match the existing siding, and new metal fascia. Also proposed is new metal awnings and to paint an existing CMU block wall and handrails. No new floor area is proposed.)

(Review After Final of revised project details.)

REVIEW AFTER FINAL**G. 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.)