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.
NEW ITEM

A. 216 W HALEY ST  
   **R-4 Zone**

   **Assessor’s Parcel Number:** 037-161-016  
   **Application Number:** MST2017-00142  
   **Applicant:** Dwight Gregory

(Proposal for the conversion of a single family home to a short-term vacation rental. Project consists of the conversion of an approximately 940 square foot, one-story, three-bedroom single family residence to commercial short-term rental floor space. Exterior changes include the demolition of an existing one-car garage, a 96 square foot as-built shed and the construction of two uncovered parking spaces on new permeable pavers. Also proposed are new railings on the existing stairs and permitting as-built laundry hookups. The hedges and fence along the driveway will be reduced to 42 inches maximum. A 30 inch palm is also proposed to be removed. Project addresses violations identified in Zoning Information Report ZIR2016-00516.)

(Action may be taken if sufficient information is provided.)
REFERRED BY FULL BOARD

B. 321 OCEANO AVE  
R-2/SD-3 Zone

Assessor’s Parcel Number: 045-071-003  
Application Number: MST2015-00347  
Owner: Brad and Cynthia Frohling Living Trust  
Architect: Acme Architecture  
(This project has been revised from three to two new dwelling units. The current proposal is to construct a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached 2-car garage, and a 2,037 square foot unit with a 443 square foot attached two-car garage. Related site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564-square foot project site is currently developed with a 1,186 square foot, one-story, single family dwelling, including a 228 square foot attached two-car garage, which will be demolished.)

(Final Approval is requested. Item was last reviewed on March 10, 2017.)

REVIEW AFTER FINAL

C. 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.)

(Review After Final of revised project details.)
FINAL REVIEW

D. 350 HITCHCOCK WAY  E-3/P-D/SD-2 Zone

Assessor’s Parcel Number: 051-240-003
Application Number: MST2016-00469
Owner: DCH California Investments LLC
Agent: SEPPS
Architect: Flex Designs
Business Name: Alfa Romeo

(Proposal to erect a temporary, 3,600 square foot, aluminum and fabric structure to be used for a sales office and showroom, and a 388 square foot restroom trailer, during construction of a permanent building project, approved by the Planning Commission, under development applications MST2014-00015 and MST2015-00090. The temporary installation will remain in place for approximately 17 months. Project requires Planning Commission approval of a Development Plan.)

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