



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA MAY 1, 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, April 27, 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 Admin.
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 three 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 After Final of landscape details.)

PROJECT DESIGN AND FINAL REVIEW**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. Item was last reviewed on March 20, 2017.)

CONTINUED ITEM**C. 1626 SANTA BARBARA ST R-3 Zone**

Assessor's Parcel Number: 027-192-027
Application Number: MST2016-00220
Owner: Fulmer Family Trust
Architect: ACME Architecture

(Proposal to construct a 2,537 square foot, two-story single-family dwelling with an attached 471 square foot two-car garage. The proposal will add a third dwelling unit on a site currently developed with a 3,686 square foot duplex and 719 square feet of garage space. The project includes one additional uncovered parking space, a new driveway, alterations to a sandstone boundary wall, site work, new landscaping, addition of two new storage sheds totaling 110 square feet, and 10 cubic yards of grading excavation and fill to be balanced on site. The proposal will result in a total of 6,942 square feet of development on a 20,900 square foot parcel, with the three dwelling units proposed to be condominiums. Staff Hearing Officer review is requested for a Tentative Subdivision Map to create the condominiums. The original 1904 dwelling unit, which was approved to be changed to a duplex under application MST2014-00469, qualifies for designation as a Structure of Merit and is on the City's List of Potential Historic Resources. The sandstone boundary site walls, a Canary Island date palm, and a ficus tree have also been found to be historically significant. The Phase two Historic Structures/Sites Report prepared by Post/Hazeltine Associates determined that the proposed project would meet Secretary of the Interior's Standards for Rehabilitation and project impacts would be Less than Significant (Class III). Therefore, the project does not warrant review by the Historic Landmarks Commission.)

(Comments are requested on Minor Zoning Exception for the two tiered wall proposed. Project must comply with Staff Hearing Officer resolution 027-17. Item was last reviewed by the Full Board on July 18, 2016.)

NEW ITEM**D. 3951 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2017-00143
Owner: GRI- Regency LLC
Applicant: M/A Design Group
Engineer: M/A Design Group

(Proposal to provide an ADA path of travel to the right-of-way by remodeling selected walkways. The project entails demolition of existing walks and landscaping, and construction of 650 square feet of new ADA ramps, walks, pavement markings, and landscape alterations.)

(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
Owner: McDonald's Corporation
Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprised of the demolition of the existing mansard roof and 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 feet 4 inches. 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.)

NEW ITEM**F. 3825 STATE ST E-149 C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2017-00134
Owner: Macerich Company
Architect: DMHA
Business Name: Islands Restaurant

(Proposal for a new restaurant within La Cumbre Plaza. Project is comprised of minor exterior alterations to an existing 4,901 square foot commercial space including new glass windscreens, entry doors, landscape planters, landscaping, wood trellis, outdoor heaters, and exterior lighting.)

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

CONTINUED ITEM**G. 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. Item was last reviewed on March 20, 2017.)

NEW ITEM**H. 2017 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-292-014
Application Number: MST2017-00146
Owner: Drew Rudman
Owner: Deanne Rudman

(Proposal for the conversion of a single family residence into a short-term vacation rental. Project is comprised of the conversion of a 1,260 square foot one-story, three-bedroom single family residence into commercial hotel floor space. Exterior changes include the replacement of a 951 square foot gravel driveway with permeable pavers, and the removal of a driveway gate at the northeast property line. No changes are proposed for the existing structures. Project requires Development Plan Approval findings.)

(Postponed to the May 8, 2017 Full Board Agenda.)