



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

MAY 8, 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, May 4, 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.

REFERRED BY FULL BOARD

A. 3111 STATE ST

P-R/SD-2 Zone

Assessor's Parcel Number:	051-112-018
Application Number:	MST2016-00480
Owner:	City of Santa Barbara Parks & Recreation Department
Applicant:	Parks & Recreation Department

(Proposal for a new fenced, off-leash dog area within MacKenzie Park. The project will include the demolition of a vacant 1,700 square foot building, 3,600 square feet of concrete walkways, and 520 linear feet of chain link fencing, and the construction of a 6,200 square foot small-dog area, a 14,600 square foot big-dog area, 1,800 square feet of ADA compliant permeable concrete walkways, lighting, benches, water bowls, dog waste bag dispensers, trash cans, and 4,400 square feet of new landscaping. Also proposed are upgrades to the park entry and new landscaping with existing trees to remain.)

(Final Approval is requested. Item was last reviewed on March 13, 2017.)

FINAL REVIEW**B. 6100 HOLLISTER AVE****A-I-1/SP-6 Zone**

Assessor's Parcel Number:	073-080-065
Application Number:	MST2016-00044
Owner:	City of Santa Barbara
Agent:	Leif Reynolds
Applicant:	Hazel Johns
Architect:	Kupiec Architects
Engineer:	Michael Viettone
Engineer:	Van Sande Structural Engineers
Landscape Architect:	Arcadia Studio

(Proposal to construct a light industrial park totaling 47,186 square feet on an approximately 6.44 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.)

(Referred by Full Board. Final Approval is requested. Item was last reviewed on April 24, 2017.)

FINAL REVIEW**C. 1116 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number:	039-202-016
Application Number:	MST2016-00359
Owner:	Edward St George
Architect:	On Design LLC

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 1,629 square foot two-story duplex. An existing single-family dwelling on site will remain unchanged and a new 2,108 square foot duplex will be constructed. The residential unit mix will include three, 2-bedroom units ranging in size from 675 to 909 square feet with an average unit size of 763 square feet. The proposed density on this 6,880 square foot parcel is 19 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density 15-27 dwelling units per acre. There will be a total of three parking spaces provided, two in a 494 square foot, attached two-car garage, and one uncovered space. No grading is proposed. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

(Referred by Full Board. Final Approval is requested. Item was last reviewed on April 24, 2017.)

PROJECT DESIGN REVIEW**D. 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 approx. 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 inch 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. Item was last reviewed on April 17, 2017.)

NEW ITEM**E. 302 E COTA ST C-M Zone**

Assessor's Parcel Number: 031-211-001
Application Number: MST2017-00206
Owner: Annie CH Hollander
Agent: Henry Hollander

(Proposal to remove the existing approximately 50 foot tall palm tree at the corner of Garden and Cota and to replace existing brick and wrought iron fence with a new steel wire fence in same location on 6,000 square foot lot.)

(Comments Only. Project requires Environmental Review.)

NEW ITEM**F. 920 E HALEY ST R-2 Zone**

Assessor's Parcel Number: 031-311-006
Application Number: MST2017-00210
Owner: Lynne E Stark Living Trust

(Proposal for renovations to an existing multifamily development. Project is comprised of the demolition of an illegal kitchen, tub, and shower, an enclosed deck at the second floor, and the removal of the bath fixtures in the storage area. Also proposed is the construction of a full staircase, restoration of the rear deck, removal of windows and doors, new retaining walls and fences, and a redesign of the parking area to include four new uncovered parking spaces. Project proposes to abate violations identified in enforcement case ENF2016-01661.)

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

NEW ITEM

G. 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.)