



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA MAY 15, 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 11, 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 5183 exemption. City Council General Plan environmental findings remain applicable for the project.

CONTINUED ITEM

A. 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on May 1, 2017.)

NEW ITEM

B. 231 N MILPAS ST C-2 Zone

Assessor's Parcel Number:	017-042-018
Application Number:	MST2017-00214
Owner:	Thrifty Oil Company
Applicant:	Justin Beranich

(Proposal for a remodel of an existing gas station. Project is comprised of the replacement of bases and valances on four existing fuel pumps, and a face change to an existing monument sign.)

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

NEW ITEM**C. 636 W CARRILLO ST C-P Zone**

Assessor's Parcel Number: 039-250-016
Application Number: MST2017-00213
Owner: Tesoro Sierra Properties, LLC
Applicant: Justin Beranich

(Proposal to remodel and existing gas station. Project is comprised of the replacement of valances and bases for four existing fuel pumps, and a face change of the existing monument sign.)

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

CONTINUED ITEM**D. 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, a wood trellis, outdoor heaters, and exterior lighting.)

(Second Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on May 1, 2017.)

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: 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 and the construction of a new roof parapet, ADA walkway, aluminum canopies, paint, and three "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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on May 1, 2017.)

REVIEW AFTER FINAL**F. 801 CLIFF DRIVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-250-008
Application Number: MST2014-00586
Owner: Unknown Dream, LLC
Architect: On Design. LLC
Applicant: SEPPS, INC
Landscape Architect: CMLA Landscape Architects
Applicant: James Cole

(The project addresses violations in enforcement case ENF2014-00616 for extensive work done without required City review, approval, and permits at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The project consists of tree removals in an established Monarch Butterfly overwintering site along a portion of Honda Valley Creek, and as-built remodeling of existing buildings, site work, and other landscaping alterations. The unpermitted work proposed to be permitted consists of the removal of 32 mature Eucalyptus trees which provided Monarch butterfly overwintering habitat, removal of canopy trees and planting of palm trees in areas around buildings, other landscaping alterations, replacement of irrigation system, exterior building color changes, metal building siding, metal window awnings, grading and pad for patio with octagonal seating wall, grading and pad for picnic table, grading and pad for concrete ping-pong tables, a bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, bike racks for 152 bicycles, and mailboxes. The unpermitted work proposed to be removed consists of a concrete slab and seat wall, concrete pads with gym equipment, non-compliant exterior lighting, prohibited banner signs, entry pilasters with lighting, non-permitted stairs near street intersection, and eight Mexican Fan Palms planted along the driveway near the restoration area. Proposed new improvements include, restoration of Monarch butterfly and riparian habitat, a Monarch Butterfly and riparian habitat maintenance and monitoring program, drainage improvements in the restoration area, tree mitigation planting, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, concealment of as-built data/phone cabling on exterior of buildings, removal of Palm trees near Loma Alta, and planting Cypress trees adjacent to buildings)

(Review After Final of paint colors for the remaining buildings to match existing. Item was last reviewed on December 5, 2016.)

REVIEW AFTER FINAL**G. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044

Application Number: MST2015-00311

Owner: Villa Miradero North HOA

Architect: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves the replacement of an existing cabana roof from a flat roof to a pitched roof and the replacement of solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, addition of an 18 inch security fence on top of the existing wall, replacement of the existing pool gates, and addition of an accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

(Review After Final of revisions to poolside cabana. Item was last reviewed on November 16, 2017.)