



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA MAY 22, 2017

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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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](mailto: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](http://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](mailto: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](http://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. 4572. 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 18, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://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.

### **REVIEW AFTER FINAL**

#### **A. 2130 MISSION RIDGE RD**

**A-1 Zone**

Assessor's Parcel Number:	019-071-012
Application Number:	MST2016-00385
Owner:	Marymount of Santa Barbara, Inc.
Architect:	Earthform Design

(Proposal to remodel and repair the existing Marymount School playfield. The work will include regrading the playfield to smooth out eroded and uneven surfaces, improvements to access stairs, new ramp, and terraced seating. New gates are proposed to be installed at the Mission Ridge Road boundary wall and new colored concrete sidewalk will replace broken sidewalk from Mission Ridge Road to the front entry steps of the campus Administration office along the arrival driveway. Two 40' - 50' tall Eucalyptus sideroxylon trees will be removed and new drought-tolerant landscaping will be installed throughout the campus. There will be approximately 2,685 square feet of new impermeable surfaces. This building is on the City's List of Potential Historic Resources and is eligible for Structure of Merit status.)

**(Review After Final of a revised ADA ramp.)**

**NEW ITEM****B. 3757 STATE ST C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-046  
Application Number: MST2017-00229  
Owner: Whole Foods Market  
Owner: Tree Amigos, Inc.  
Contractor: Kitson Landscape Management  
Landscape Architect: Arcadia Studio

(Proposal to remove three *Corymbia Citiodora* (Lemon Eucalyptus) trees and replace them with one 36-inch box *Ginkgo Biloba* (Maidenhair) tree.)

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

**CONTINUED 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 an 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.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 15, 2017.)**

**REVIEW AFTER FINAL****D. 2720 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-021  
Application Number: MST2016-00114  
Business Name: Handlebar  
Owner: William Meller Family, LLC  
Architect: Three... A Design Studio

(This is a revised project description. Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed. Staff Hearing Officer review is requested to allow alterations to the building in the required front and rear setbacks.)

**(Review After Final of new proposed permeable pavers.)**

**REVIEW AFTER FINAL****E. 15 S HOPE AVE****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-040-058  
Application Number: MST2015-00010  
Owner: Johnman Holding, LLC  
Agent: Dudek  
Architect: R & A Architecture & Design, Inc.

(This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third, and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.)

**(Review After Final of revisions to alley units and window details.)**

**REVIEW AFTER FINAL****F. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022  
Application Number: MST2012-00332  
Owner: James McDonald  
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

**(Review After Final of as-built alterations to windows and doors.)**

**NEW ITEM****G. 406 CORONA DEL MAR DR R-4/SD-3 Zone**

Assessor's Parcel Number: 017-321-002  
Application Number: MST2017-00258  
Owner: Rudi and Lynda Unterthiner, Trustees  
Agent: Mark Morando

(Proposal to approve as-built changes to an existing multi-residential building. The project involves permitting as-built window changes to vinyl, and permitting an enclosed balcony at the rear elevation. This project will abate violations listed in ENF2016-01838.)

**(Comments Only. Project requires Environmental Assessment.)**

**REVIEW AFTER FINAL****H. 1005 N MILPAS ST R-3 Zone**

Assessor's Parcel Number: 029-251-012  
Application Number: MST2016-00506  
Owner: Steven Dahl  
Architect: Banyan Architects

(Proposal for a new residential project using the Average Unit Density (AUD) Incentive Program. The project will comprise the demolition of an existing 1,055 single-family dwelling and 270 square foot detached garage and construction of a 3,579 square foot, two- and three-story building housing four residential units. The unit mix will be two, 2-bedroom units and two, 3-bedroom units ranging in size from 881 to 902 square feet, with an average unit size of 894 square feet. The proposed density on this 7,579 square foot parcel will be 23 units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, 15-27 dwelling units per acre. Also proposed are four, one-car garages, covered bicycle parking, a trash enclosure, and 1,017 square feet of second and third story patio areas. There will be 60 cubic yards of grading excavation and 630 cubic yards of fill dirt.)

**(Review After Final for revisions to windows, doors, decks, and trash enclosure.)**