



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA MAY 30, 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. 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 25, 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 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

### **FINAL REVIEW**

#### **A. 505 W LOS OLIVOS ST**

**R-3 Zone**

Assessor's Parcel Number: 025-210-012  
Application Number: MST2007-00470  
Owner: Westmont College  
Architect: RRM Design Group

(This is a revised project description: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance. Requires Planning Commission approval of a revised Tentative Subdivision Map.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on May 22, 2017.)**

**NEW ITEM****B. 1425 LAS POSITAS RD SP-9/S-D-3 Zone**

Assessor's Parcel Number: 047-010-064  
Application Number: MST2017-00225  
Owner: Peak-Las Positas Partners  
Applicant: Michael Bollag

(Proposal for an as-built permit for trimmed canopy vegetation along the property line of 047-010-044 and 047-010-063. The project proposes to replace the unpermitted removal with 110 native plants.)

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

**REVIEW AFTER FINAL****C. 520 E YANONALI ST OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-019  
Application Number: MST2013-00433  
Owner: City of Santa Barbara

(Proposal consists of the implementation of a Remedial Action Plan and a Habitat Restoration Plan on a 0.78 acre lot located south of the El Estero Waste Water Treatment Plant.)

**(Review After Final of revised landscape details.)**

**REVIEW AFTER FINAL****D. 3925 STATE ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021  
Application Number: MST2015-00252  
Owner: GIR Regency LLC  
Applicant: Cearnal Andrulaitis  
Applicant: Jason Smith

(This is a revised project description: Proposal for alterations to an existing commercial building in the Five Points Shopping Center (former Carl's Jr. and Green Burrito). The work will include dividing an existing 3,914 square foot commercial building into two tenant spaces and alterations to the building facade. The alterations include new awnings, entries, window replacements, and roof change from mansard to parapet wall and cap. Twenty parking spaces will be reduced in width from 9 feet 0 inches to 8 feet 6 inches but the total of 571 parking spaces will remain unchanged. A new landscape plan is also proposed, including new pedestrian access from State Street, two new dining patios totaling 841 square feet, and new bicycle parking. A total of 21 new net square feet is proposed.)

**(Review After Final of patio furnishings. Project was last reviewed on November 30, 2015.)**

**NEW ITEM**

**E. 1819 CLIFF DR C**

**C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002  
Application Number: MST2017-00272  
Owner: Ernest J Panosian, Trustee  
Applicant: Sprint

(Proposal for alterations to existing wireless facilities. Project is comprised of the replacement of three antennas and the addition of six new Remote Radio Units.)

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