



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JUNE 26, 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, June 22, 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. 540 W PUEBLO ST

C-O Zone

Assessor's Parcel Number:	025-090-046
Application Number:	MST2007-00092
Owner:	Cancer Center of Santa Barbara
Applicant:	Kenneth Marshall
Architect:	The Cearnal Collective, LLP
Landscape Architect:	Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Review After Final of revised landscape details. Item was last reviewed on April 3, 2017.)

FINAL REVIEW**B. 316 W MICHELTORENA & 1516 CASTILLO ST R-4 Zone**

Assessor's Parcel Number: 027-212-026
 Application Number: MST2016-00125
 Owner: Drake Forest Investments, LLC
 Architect: Douglas Keep

(Proposal for a 21-unit, multi-family, residential project using the Average Unit-Size Density Incentive Program (AUD) on two perpendicular lots (APNs 027-212-026 and 027-212-022). Project consists of a voluntary lot merger, the rehabilitation of the two buildings on site which are eligible for designation as potentially historic resources, demolition of three existing structures, and construction of 4 new, two-story residential buildings. Unit mix will include 8 two-bedroom units, and 13, one-bedroom units ranging in size from 532 to 1,266 square feet with an average unit size of 730 square feet. The proposed density on 35,263 square foot combined lot will be 26 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are 21 parking spaces, approximately 426 square feet of detached accessory structures, reconfigured driveways, and new landscaping.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 19, 2017.)

FINAL REVIEW**C. 309 S VOLUNTARIO ST R-3 Zone**

Assessor's Parcel Number: 017-291-030
 Application Number: MST2017-00262
 Owner: Housing Authority & City of Santa Barbara
 Architect: Thomas Moore

(Proposal to repair and restripe and existing parking lot. The project includes new curbs, concrete walkways, and new van accessible parking spaces.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 5, 2017.)

NEW ITEM**D. 201 N CALLE CESAR CHAVEZ M-1 Zone**

Assessor's Parcel Number: 017-030-002
 Application Number: MST2017-00317
 Owner: Santa Barbara Business Center, LLC
 Architect: Jeff Gorrell

(Proposal to add an open window bay in the tower element of an existing commercial building. Project is comprised of the partial demolition of a second story stairwell wall to create a 5-1/2 foot tall, 8 foot wide window bay to match other existing window bays.)

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

REVIEW AFTER FINAL**E. 517 W FIGUEROA ST R-3 Zone**

Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4, two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project.)

(Review After Final of revised project materials. Item last reviewed on April 2, 2013)

CONTINUED ITEM**F. 1316 E MASON ST R-2 Zone**

Assessor's Parcel Number: 017-151-012
Application Number: MST2016-00574
Owner: Donald S. Carroll
Architect: Richard Redmond

(Proposal to permit an "as-built" 27'-9" tall children's castle play structure in the rear yard of a parcel currently developed with two dwellings. The applicant intends to move the structure outside of the setback pending design approval. The project will address a violation identified in enforcement case ENF2016-01537.)

(Second Review. Action may be taken if sufficient information is provided. Item was last reviewed on January 9, 2017.)

NEW ITEM**G. 109 W ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 039-222-003
Application Number: MST2017-00315
Owner: Down & Out Trust
Applicant: Don Swann
Designer: Gary Frolenko

(Proposal for a new exterior staircase at the rear of an existing apartment building. Project is comprised of the replacement of a decomposing wooden fire escape with a new steel and wood staircase. No other work is proposed.)

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

FINAL REVIEW**H. 735 W ISLAY ST****R-2 Zone**

Assessor's Parcel Number: 043-183-001
Application Number: MST2017-00286
Owner: Myers Maria Lourdes
Applicant: Quality Windows, Inc.

(Proposal to replace seven existing windows with new Milgard vinyl windows to meet California's Title-24 energy requirements.)

(Action may be taken if sufficient information is provided. Item was last reviewed on June 5, 2017.)

REVIEW AFTER FINAL**I. 302 MEIGS RD****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-005
Application Number: MST2016-00570
Owner: Jeffrey Panosian
Applicant: Zohair Vajihuddin
Business Name: Lazy Acres

(Proposal for a tenant improvement of retail market site including the following: new window opening in food patio area and new roof top equipment with screening and new curb ramp. A planter located between parking stalls will be removed in order to provide an accessible route through the parking lot. Parking stalls will be restriped and the number of spaces will be increased by one.)

(Review After Final of new bicycle station. Item was last reviewed on March 13, 2017.)