



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JULY 10, 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*
Lisa LaPlaca
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, July 6, 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
Applicant:	Kenneth Marshall
Owner:	Cancer Center of Santa Barbara
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.)

NEW ITEM**B. 3790 STATE ST C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-025
Application Number: MST2017-00367
Owner: Bank of America

(Proposal for landscape alterations to an existing commercial building. Project comprises the removal of the existing ground-cover plant material on the two street-facing planters, and its replacement with drought tolerant alternatives. No trees are proposed to be removed.)

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

NEW ITEM**C. 431 A BATH ST C-P Zone**

Assessor's Parcel Number: 037-192-004
Application Number: MST2015-00546
Owner: Carrillo Apartments, LLC
Architect: Gil Barry

(Proposal for minor "as-built" exterior alterations to "Building A" as part of a conversion of the building from commercial to residential. The alterations include the replacement of windows and changes to landscaping. No changes are proposed to front elevation of Building A. The project also includes the removal of the existing uncovered parking space in front of Building A, and permitting "as-built" interior alterations to the rear unit "Building B." No new exterior changes are proposed to existing unit B.)

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

CONTINUED ITEM**D. 128 W MISSION ST C-2 Zone**

Assessor's Parcel Number: 025-302-016
Application Number: MST2017-00045
Owner: Susan E. Miratti Trust
Applicant: Graham Farrar
Architect: Kent Mixon

(Proposal for a medical cannabis dispensary in an existing commercial building. Project consists of interior alterations as well as the reconfiguration of the entrance resulting in 11 additional square feet of commercial floor space, new windows and doors, paint, a new trash enclosure, and security improvements. No changes are proposed for the existing 13 space parking lot. Staff Hearing Officer review is requested for a medical marijuana Storefront Collective Dispensary Permit.)

(Comments Only. Project requires Staff Hearing Officer approval. Item was last reviewed on July 3, 2017.)

NEW ITEM**E. 1014 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043
Application Number: MST2017-00292
Owner: Conners Family Limited Partnership

(Proposal for a new restaurant in the Coastal Zone. Project is comprised of the replacement of doors and windows, new light fixtures, demolition of an existing 193 square foot storage area, new HVAC equipment, and a new skylight.)

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

NEW ITEM**F. 24 HELENA AVE OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-009
Application Number: MST2017-00370
Owner: Sanchez Family Exemption Trust
Applicant: Roy Harthorn

(Proposal to document as-built exterior building conditions. Previously undocumented alterations include new doors, awning, and venting. Property does not have a street file or archive plans to establish past approvals.)

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

NEW ITEM**G. 1037 DEL MAR AVE A R-2/SD-3 Zone**

Assessor's Parcel Number: 045-230-035
Application Number: MST2017-00062
Owner: Russell R. Johnson Revocable Trust
Applicant: James Macari

(Proposal for alterations to Unit A of an existing duplex including enclosing a covered patio and expanding the existing bath to add an ADA shower. Total proposed additions is 98 square feet. Other site improvements include a new trash/recycling enclosure. No alterations are proposed to Unit B.)

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

NEW ITEM

H. 3000 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 053-342-018
Application Number: MST2017-00405
Owner: Paul A. Brombal Trust
Applicant: Mark Morando

(Proposal to permit as-built work in commercial parking lot. Project is comprised of three new curb barricades intended to prevent parking in the driveway of a commercial parking lot.)

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