



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JULY 17, 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*  
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](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, July 13, 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.

### **NEW ITEM**

**A. 115 BODEGA LN**

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

Assessor's Parcel Number: 057-231-002  
Application Number: MST2017-00380  
Owner: Zeliga Management  
Architect: Studio 1030 Architects

(Proposal to replace 2965 square feet of existing impermeable concrete patio with new permeable paver system. Proposal also includes revised site landscaping, addition of two new landscape planters and will address the violations of ENF2017-0015.)

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

**FINAL REVIEW****B. 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, new ADA walkway, new aluminum canopies, new paint, and three new "brand wall" elements with a maximum height of 19'-4". Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

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

**FINAL REVIEW****C. 627 CORONEL PL****R-3/R-4 Zone**

Assessor's Parcel Number: 035-270-014  
Application Number: MST2017-00373  
Owner: Coronel Place, Inc.

(Proposal for a new exterior remodel of an existing apartment complex. Project consists of the removal of the plaster wall at the third floor walkway and removal of the existing first and second-floor steel guardrails to be replaced with new steel guardrails.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)**

**PROJECT DESIGN REVIEW****D. 315 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-392-026  
Application Number: MST2017-00127  
Owner: Philip F Condon & Jeanette C Trustees  
Architect: Bryan Murphy

(Proposal for a new sloped roof on a one-story duplex. Project is comprised of the replace of an existing 1,384 square foot, flat roof with a new sloped roof, increasing the total roof height by two feet.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution 044-17. Project was last reviewed on April 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.)**

**FINAL REVIEW****F. 1217 PUNTA GORDA ST R-3 Zone**

Assessor's Parcel Number: 017-293-014  
Application Number: MST2015-00031  
Owner: Gutierrez Family Trust  
Applicant: Windy Design Consultant

(Proposal to construct a new, 798 square foot three-story dwelling unit at the rear of an existing 916 square foot one-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot four-car carport will comprise the ground floor of the new unit and will be attached to the existing unit. Also proposed on this approximately 5,000 square foot parcel is to legalize an as-built 4'-6" tall Concrete Masonry Unit (CMU) wall topped with wrought iron railings, and to construct a new 5'-0" tall fence. There will be 1,468 square feet of permeable paving for the new driveway. An Administrative Exception is requested to allow an as-built over-height wall at the front property line. Staff Hearing Officer approval was granted for a zoning modification to change the basic exterior characteristics of the existing one-story structure in the required interior setback.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution 069-16. Project was last reviewed on January 17, 2017.)**