



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JULY 24, 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 20, 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.

NEW ITEM

A. 806 N NOPAL ST

R-3 Zone

Assessor's Parcel Number: 031-042-017
Application Number: MST2017-00027
Owner: Melgoza Family Trust

(Proposal to permit as-built exterior alterations and improvements for an existing eight unit apartment complex. The improvements include the following new work: entry doors, vinyl windows, light fixtures, iron balcony rails, iron fence and entry gates, mailbox, new plaster and exterior paint of building and site wall, installation of pavers, parking lot repair and restripe, chain link fence at the parking lot, permanently fixed picnic tables and barbeques, trash receptacles, tree removals, and landscape improvements including 675 square feet of simulated turf. This work addresses violations identified in Enforcement Cases ENF2016-00833 and ENF2016-01336.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided.)

NEW ITEM**B. 311 W MONTECITO ST C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-004
Application Number: MST2017-00426
Owner: Edward St. George
Applicant: Shelby Messner

(Proposal to permit as-built site work for conversion from commercial office space to short-term rental. Project proposes permitting of as-built changes to landscaping and exterior hardscape including new hedges, fences, plantings, reconfigured parking, and artificial turf. No exterior or interior changes to the 889 square foot commercial building are proposed. Project is located in the Coastal Zone.)

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

NEW ITEM: PUBLIC HEARING**C. 1119 PUNTA GORDA ST R-3 Zone**

Assessor's Parcel Number: 017-291-012
Application Number: MST2017-00366
Owner: John Lyon Family Trust
Applicant: Allan McComb

(Proposal to convert an existing four unit apartment complex to a six units using the Average Unit-size Density (AUD) Incentive Program. Project comprises interior alterations within two existing residential structures totaling 3,486 square feet dividing two existing units into four units. Unit mix will include one, 4-bedroom unit; four, 3-bedroom units; and one, 2-bedroom unit ranging in size from 636 to 1117 square feet with an average unit-size of 930 square feet. The proposed density on this 11,253 square foot lot is 24 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. Exterior alterations include a new stairway and removal of a two car garage door.)

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

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

Assessor's Parcel Number: 031-392-026
Application Number: MST2017-00127
Owner: Philip & Jeanette Condon 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 the City's Storm Water Management Program Tier 2. Project was last reviewed on July 17, 2017.)

NEW ITEM**E. 518 E CANON PERDIDO ST R-3 Zone**

Assessor's Parcel Number: 031-031-004
Application Number: MST2017-00427
Owner: Canon Perdido Associates LP
Owner: Housing Authority of Santa Barbara
Architect: Thomas Moore

(Proposal for a new trash enclosure within an existing parking lot. Project consists of removing an existing shed and constructing a new approximately 150 square foot trash enclosure. The proposal includes seal-coating the existing parking lot, re-striping, and creating a new van accessible parking space and ADA compliant ramp.)

(Project Design Approval requested. Action may be taken if sufficient information is provided.)

NEW ITEM**F. 333 E HALEY ST C-M Zone**

Assessor's Parcel Number: 031-211-024
Application Number: MST2017-00424
Owner: Amherst Exchange Corporation

(Proposal to replace all, except five, existing windows, replace two garage doors with large windows, and add a large window in a wall where a previous garage door existed.)

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