



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

SEPTEMBER 11, 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:

Irma Unzueta, 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, September 7, 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 changes to site wall. Project was last reviewed on July 31, 2017.)

REVIEW AFTER FINAL**B. 205 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028
Application Number: MST2016-00387
Owner: Castagnola Italo Etal
Applicant: Dudek

(Proposal to slurry seal and restripe an existing 20-space parking lot with 22 parking spaces. The 20,250 square foot parcel is bounded by Santa Barbara Street, E. Yanonali Street, and Gray Avenue. The requirement for this parking lot is 24 spaces, but the parking lot is considered legal non-conforming. Also proposed is to relocate an existing *Caryota urens* "Fishtail palm" tree on-site, remove an as-built landscape area, and slightly shift location and reduce the size of a parking lot planter.)

(Review After Final of a new backflow device and landscape changes. Project was last reviewed on September 19, 2016.)

CONTINUED ITEM**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 1 four-bedroom unit, 4 three-bedroom units, and 1 two-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. Project was last reviewed on July 24, 2017.)

CONTINUED ITEM**D. 125 W YANONALI ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-026
Application Number: MST2017-00530
Owner: KKMD, LLC
Applicant: Native Son Design Studio

(Proposal to replace all existing windows and entry doors on an existing two-story apartment building. Project proposes to replace 26 windows and 6 doors on a six-unit multifamily residential structure. No new window or door openings are proposed.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 28, 2017.)

NEW ITEM**E. 1717 BATH ST B****R-4 Zone**

Assessor's Parcel Number: 027-500-002
Application Number: MST2017-00572
Owner: Steven P. Johnson
Applicant: Amy Von Protz

(Proposal for an addition to the rear of a 1,777 square foot condominium. Project consists of the enclosure of an existing 37 square foot patio and the replacement of the existing kitchen window with a larger window. An interior remodel is also proposed.)

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