



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

SEPTEMBER 18, 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 14, 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.

FINAL REVIEW

A. 100 ADAMS RD

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
Application Number: MST2013-00379
Owner: City of Santa Barbara
Applicant: Patsy Price

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet, and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909 square feet. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles, including the Vactor Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.)

(Action may be taken if sufficient information is provided. Project was last reviewed on September 11, 2017.)

FINAL REVIEW**B. 11 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-010
 Application Number: MST2017-00009
 Owner: Richlor Living Trust
 Architect: Henry Lenny

(Proposal for a new restaurant in the Coastal Zone. Project includes the conversion of an existing fabrication shop for a new 2,521 square-foot restaurant and bar use. A remodel will be done to the front facade of this 11,847 square-foot multi-tenant building, a new 1,834 square-foot dining patio will be built, and the existing parking lot will be reconfigured.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 14, 2017.)

CONTINUED ITEM**C. VARIOUS LOCATIONS IN CITY**

Assessor's Parcel Number: ROW-001-383
 Application Number: MST2017-00525
 Owner: City of Santa Barbara Public Works

(Proposal for six new air valve vent covers situated at various locations within the public right of way. Project consists of six 36 inch tall air valve vent covers to be installed in the public right of way at 3628 San Gabriel Lane, 3640 San Jose Lane, 719 Island View Drive, 767 Juanita Avenue, 202 Romaine Drive, and 1625 Hillcrest Road. No other aesthetic alterations are proposed.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 21, 2017.)

PROJECT DESIGN AND FINAL REVIEW**D. 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. Project was last reviewed on September 11, 2017.)