



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

OCTOBER 9, 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, October 5, 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. 421 S MILPAS ST

HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-313-012
Application Number: MST2016-00467
Owner: Riven Barton
Architect: Dawn Sherry
Business Name: Blue Sands Inn

(Proposal for minor exterior alterations to an existing motel including the replacement of three upper level windows on the west elevation. Other proposed work includes removal of glass partition panels, plastering existing stone-faced columns, painting exterior walls and trim, resurfacing and repainting the portico floor, a new ADA threshold, and resurfacing of upper level walkways. The project includes a reconfiguration and remodel of interior spaces. The property is located in the Non-Appealable jurisdiction of the Coastal Zone and Coastal Review has been completed.)

(Review After Final is requested for a Design Review waiver for the removal of approximately 50% of the existing planter area to accommodate accessible parking and access aisle, per Building and Safety and Transportation Division requirements. Project was last reviewed on December 7, 2016.)

FINAL REVIEW**B. 307 SHORELINE DR HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018
Application Number: MST2017-00432
Owner: City of Santa Barbara

(Proposal to relocate an electric panel to the outside of the building prior to the ADA remodel of the restroom. The electrical panel color will match the existing door color.)

(Final Approval is requested. Project was last reviewed on September 25, 2017.)

FINAL REVIEW**C. 1818 CASTILLO ST R-MH Zone**

Assessor's Parcel Number: 027-012-023
Application Number: MST2015-00500
Owner: DB Partners, LLC
Architect: RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a 5-unit two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two 2-bedroom units and five 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

(Final Approval is requested. Project was last reviewed on October 2, 2017.)

FINAL REVIEW**D. 1136 E MONTECITO ST P-R Zone**

Assessor's Parcel Number: 017-061-002
Application Number: MST2017-00471
Owner: City of Santa Barbara
Applicant: Faia Robert Ooley
Architect: Ravatt Albrecht & Associates

(Proposal for interior tenant improvements at an existing clinic building. Project involves installation of an exterior backup generator on the Sola Street elevation with screening provided.)

(Final Approval is requested. Project requires compliance with the City's Storm Water Management Program Tier 2. Project was last reviewed on August 14, 2017.)

CONTINUED ITEM**E. 100 N LA CUMBRE RD R-M/USS Zone**

Assessor's Parcel Number: 057-240-012
Application Number: MST2017-00631
Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor repairs and improvements, consisting of: replacing the second floor balcony and stair railings, upgrading the exterior lighting, repairing the driveway and stairs, replacing fencing and bathroom windows with new, and repainting the exterior.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 2, 2017.)

CONTINUED ITEM**F. 2904 STATE ST R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015
Application Number: MST2017-00630
Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, replacing all windows and doors, repainting the exterior, removing wood siding and replacing with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space.)

(Comments Only. Project requires Staff Hearing Officer review for the laundry facility to be located in the required six-foot interior setback. Project was last reviewed on October 2, 2017.)