



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

OCTOBER 16, 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 12, 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. 1255 COAST VILLAGE RD

C-1/S-D-3 Zone

Assessor's Parcel Number: 009-740-010
Application Number: MST2017-00670
Owner: Coast Village Condominium Association
Applicant: Matthias Lenz

(Proposal for minor tenant improvements at an existing commercial property. Project consists of replacing the existing stone paving with new, stain resistant stone paving, and reconfiguring the existing planter to allow for a new outdoor waiting area.)

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

REVIEW AFTER FINAL**B. 517 W FIGUEROA ST****R-M Zone**

Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Johnson, Steven A
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.)

(Review After Final for a reduction to the depth of five metal balconies and to replace the brick veneer at 3 sections of facade with cement plaster. Project was last reviewed on June 26, 2017.)

CONTINUED ITEM**C. 201 N CALLE CESAR CHAVEZ****M-I Zone**

Assessor's Parcel Number: 017-030-002
Application Number: MST2017-00317
Owner: Santa Barbara Business Center, LLC
Architect: Jeff Gorrell

(Proposal to add an open air bay in the tower element of an existing commercial building. Project is comprised of the partial demolition of a second-story hallway wall to create a 5-1/2 foot tall, 9 foot wide open air bay to match other existing open air bays.)

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

FINAL REVIEW**D. 3940 STATE ST C-G/USS Zone**

Assessor's Parcel Number: 057-233-029
Application Number: MST2017-00021
Owner: McDonalds Corporation
Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprises 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.)

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

NEW ITEM**E. 3741 ALCAMO PL R-2 Zone**

Assessor's Parcel Number: 049-330-025
Application Number: MST2017-00656
Owner: MJ McGrath Living Trust

(Proposal to abate violations in ENF2017-00654 by reducing the unpermitted front fence to 42 inches in height, removing trash enclosure, removing unpermitted small storage room from the setback, permit new fencing at the rear property line, permit the utility closet at the side of Unit A, permit new electrical sub panels, permit laundry areas, permit new FAU units, permit new tubs/showers, permit new vinyl windows in various locations, and permit a new sliding glass door at the side of the garage.)

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

CONTINUED ITEM**F. 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 9, 2017.)

NEW ITEM

G. 431 E ORTEGA ST

R-M Zone

Assessor's Parcel Number: 031-092-020

Application Number: MST2017-00679

Owner: Housing Authority of the City of Santa Barbara

(Proposal for repair and alterations to two parking lots. Project consists of the repaving and restriping of the two existing parking lots to match their existing configuration. Also proposed are alterations and expansion of the existing trash enclosure.)

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