



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

DECEMBER 4, 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*
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, November 30, 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.

PROJECT DESIGN REVIEW

A. 119 E COTA ST

M-C Zone

Assessor's Parcel Number: 031-151-018
Application Number: MST2016-00319
Owner: City of Santa Barbara
Applicant: Teri Green
Engineer: Laura Yanez

(Proposal to upgrade the Cota Street Commuter Parking Lot. The proposal will include the installation of 2,944 square feet of permeable paving, two access control gate arms and associated equipment, two electric vehicle charging stations, two security cameras, bicycle parking, landscape and hardscape changes, and upgrades to comply with ADA requirements. Thirteen existing overcrowded or diseased trees will be removed and 17 new trees will be planted, and a new irrigation system will be installed. The proposed reconfiguration of the parking lot will result in a reduction of seven parking spaces, from 221 to 214 spaces.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 29, 2016.)

FINAL REVIEW**B. 426 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-281-022
Application Number: MST2017-00681
Owner: Pete & Christina Feldman
Architect: Roderick Britton

(Proposal for a new residential unit on the second story of an existing warehouse. Project consists of the conversion of a 762 square foot second story of a 1,745 square foot warehouse into a one-bedroom residential unit. Also proposed are a new 389 square foot upper level deck/carport, a new steel entry gate, a skylight, and the replacement and relocation of doors and windows.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 20, 2017.)

REVIEW AFTER FINAL**C. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044
Application Number: MST2015-00311
Owner: Villa Miradero North HOA
Architect: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves replacement of the existing cabana roof from a flat roof to a pitched roof and replacement of the solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, adding 18 inch security fence on top of the existing wall, replacing the existing pool gates, and adding accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

(Review After Final of changes to the proposed trellis. Project was last reviewed on May 15, 2017)

FINAL REVIEW**D. 3344 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-324-014
Application Number: MST2016-00280
Owner: Everquest Lodge, Inc.
Architect: AB Design Studio, Inc.

(Proposal for an addition and alterations to an existing two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition and exterior renovations. The work will comprise new doors, windows, building siding, and roof throughout, and replacement of the following: hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, ADA ramp, outdoor fireplace, pool enclosure, spa, and permeable paving. Two 30' tall Queen palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project addresses zoning violations identified in Enforcement Case ENF2013-01400.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 20, 2017.)