



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

JANUARY 8, 2018

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Bob Cunningham
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, January 4, 2018, 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. 920 SUMMIT RD

RS-25 Zone

Assessor's Parcel Number:	015-211-009
Application Number:	MST2005-00831
Owner:	MCC BB Property, LLC
Agent:	Suzanne Elledge Planning and Permitting
Applicant:	Ty Warner Hotels and Resorts
Architect:	Henry Lenny
Business Name:	Montecito Country Club

(This building is on the City's Potential Historic Resources List. Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four-column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

(Review After Final of changes to the unpermitted location of a Comfort Station. Project was last reviewed on July 31, 2017.)

REVIEW AFTER FINAL**B. 1507 SAN PASCUAL****R-M Zone**

Assessor's Parcel Number: 043-251-026
Application Number: MST2016-00473
Owner: Housing Authority/City of Santa Barbara
Architect: Dwight Gregory

(Proposal to remodel an existing three-unit apartment building in a Spanish style with new stucco facades; new covered entry porches; mechanical, electrical, and plumbing improvements; new and replaced windows; and upgrading the parking to provide ADA accessibility.)

(Review After Final of a scaled-down project including the removal of many of the Spanish features, trellises, windows, and entryways. Project was last reviewed on May 1, 2017.)

REVIEW AFTER FINAL**C. 325 W ANAPAMU ST****R-MH Zone**

Assessor's Parcel Number: 039-212-004
Application Number: MST2016-00101
Owner: Cynthia Howard
Architect: The Cearnal Collective, LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single-family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 4,812 square foot, two-story residential apartment building housing eight rental units. Unit mix will include 8 one-bedroom units ranging in size from 557 to 693 square feet with an average unit size of 600 square feet. The proposed residential density is 37 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. Also proposed are a 2,687 square foot carport with 8 parking spaces, 8 covered bicycle parking spaces, and a 144 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees.)

(Review After Final on Consent for final detailing of a project approved at the Full Board. Project was last reviewed on December 18, 2017.)

REVIEW AFTER FINAL**D. 604 E COTA ST****M-C Zone**

Assessor's Parcel Number: 031-222-001
Application Number: MST2014-00220
Owner: Hammer Properties, LLC
Applicant: Peter Lewis
Architect: The Cearnal Collective, LLP

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

(Review After Final of paver material for parapet cap. Project was last reviewed on December 18, 2017.)

CONTINUED ITEM**E. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005
Application Number: MST2017-00811
Owner: City of Santa Barbara
Applicant: Zach Sawaya

(Proposal to relocate existing fencing at the El Estero Wastewater Treatment Plant. Project consists of the relocation of 1,200 linear feet of iron fencing forward to the edge of the sidewalk in order to fully enclose the El Estero property, and construction of 600 linear feet of curb.)

(Action may be taken if sufficient information is provided. Project was postponed at the applicant's request on December 11, 2017.)

NEW ITEM**F. 815 E MASON ST****M-I Zone**

Assessor's Parcel Number: 017-083-019
Application Number: MST2017-00823
Owner: Cynthia Howard Gift Trust
Agent: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed is a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged. Project is to be heard in conjunction with application number MST2017-00824.)

(Comments Only. Project requires further Environmental Assessment.)

NEW ITEM**G. 823 E MASON ST****M-I Zone**

Assessor's Parcel Number: 017-083-018
Application Number: MST2017-00824
Owner: Elizabeth R. Eschenroeder Living Trust
Agent: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed is a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged. Project is to be heard in conjunction with application number MST2017-00823.)

(Comments Only. Project requires further Environmental Assessment.)

CONTINUED ITEM**H. 502 E HALEY ST M-C Zone**

Assessor's Parcel Number: 031-291-001
Application Number: MST2017-00813
Owner: Richard & Stephanie Ortale Trust
Contractor: Action Roofing

(Proposal for the reroofing of a light-industrial building. Project consists of removing the existing exposed gray cap sheet and installing a new Boral ClayLite Series terra cotta "S" tiles on the southeast facing portion of the roof. Existing red tile on roof facing right of way to remain and be repaired as needed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 18, 2017.)

NEW ITEM**I. 1801 BATH ST R-MH Zone**

Assessor's Parcel Number: 027-012-015
Application Number: MST2017-00805
Owner: Mental Wellness Center
Architect: Thomas Moore

(Proposal for renovations to an existing group home. Exterior alterations consist of a new outdoor ramp at the front porch and a new concrete walkway along the side of the Craftsman style structure. Interior renovations consist of a kitchen and bath remodel.)

(Action may be taken if sufficient information is provided. Project requires compliance with the City's Storm Water Management Program Tier 2.)

CONTINUED ITEM**J. 1203 CASTILLO ST A R-MH Zone**

Assessor's Parcel Number: 039-161-016
Application Number: MST2017-00263
Owner: Housing Authority/City of Santa Barbara
Architect: Thomas Moore

(Proposal for improvements to two parking lots. Project is composed of new concrete ADA compliant walks and improvement to two van-accessible parking spaces. A restripe and resurfacing is also proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 18, 2017.)