



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA APRIL 16, 2018

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

### STAFF:

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Kathleen Goo, Commission Secretary

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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](mailto: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](http://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](mailto: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](http://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. 3308. 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, April 12, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://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. 706 E HALEY ST**

**C-G Zone**

Assessor's Parcel Number: 031-301-023  
Application Number: MST2017-00441  
Owner: 706 E. Haley, LLC  
Designer: Shaun Lynch

(Proposal for new commercial office space. Project consists of a new one-story, 563 square foot commercial building on a 10,429 square foot lot currently developed with a mixed-use building containing 2,097 square feet of residential and 1,409 square feet of commercial space. Also proposed are two new parking spaces, reconfiguration of the existing parking lot, and relocation of the required open yard. No changes are proposed for the existing structures on site.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)**

**CONTINUED ITEM****B. 3458 RICHLAND DR R-M/USS Zone**

Assessor's Parcel Number: 051-080-005  
Application Number: MST2018-00107  
Owner: 3458 Richland Drive, LLC  
Designer: Larry Hecht

(Proposal for landscaping and slope repair on a 27,282 square foot lot. Project consists of slope repair and stabilization for a 52 foot grade change. A total of 1,390 cubic yards of grading is proposed, and a new swale is to be installed at the base of the reconstructed slope. Five trees are proposed to be removed, and five 10-gallon sycamores are proposed to be planted. The project was submitted and should be considered with MST2018-00108, which proposes a similar scope of work on the adjacent parcel.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)**

**CONTINUED ITEM****C. 3453 RICHLAND DR R-M/USS Zone**

Assessor's Parcel Number: 051-080-025  
Application Number: MST2018-00108  
Owner: John and Anna Fleming Credit Shelter

(Proposal for landscaping and slope repair on a 31,838 square foot lot. Project consists of slope repair and stabilization for a 47 foot grade change. A total of 1,640 cubic yards of grading is proposed, and a new swale is to be installed at the base of the reconstructed slope. Four trees are proposed to be removed, and five 10-gallon sycamores are proposed to be planted. The project was submitted and should be considered with MST2018-00107, which proposes a similar scope of work on the adjacent parcel.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)**

**CONTINUED ITEM****D. 420 W MONTECITO ST R-MH Zone**

Assessor's Parcel Number: 037-231-029  
Application Number: MST2018-00166  
Owner: Riviera California Investments, Inc.

(Proposal for Americans with Disabilities Act (ADA) upgrades to an existing 4,899 square foot hotel. Project consists of a new ADA parking space and upgraded exterior ADA access in the form of a new ADA lift adjacent to the front entry. Minor landscape alterations are also proposed as part of this scope of work.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)**

**NEW ITEM**

**E. 301 W PUEBLO ST**

**O-M Zone**

Assessor's Parcel Number: 025-172-028  
Application Number: MST2018-00188  
Owner: Encinal Properties, LLC  
Applicant: John Stampe

(Proposal to remove an existing Ficus tree near the front entry on Pueblo Street that is causing damage to the building's plumbing and surrounding landscaping on a 117,525 square foot lot.)

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