



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JUNE 11, 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: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, 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. 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, June 7, 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. 826 DE LA VINA ST **C-G Zone**
Assessor's Parcel Number: 037-042-001
Application Number: MST2015-00325
Owner: Gold Lab, LLC
Applicant: Vanguard Planning, LLC

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Some landscaping will be removed and a new finger planter will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

(Review After Final of changes to the parking lot and landscaping. Project requires a waiver for an alternative landscape design. Project was last reviewed on June 4, 2018.)

CONTINUED ITEM**B. 2843 STATE ST R-MH/USS Zone**

Assessor's Parcel Number: 051-131-006
Application Number: MST2018-00020
Owners: Santa Barbara Community Housing Corporation
Emmet Hawkes Jr.

Applicant: Thomas Ochsner, AIA Architect

(Proposal for exterior alterations to an existing motel. Project consists of the removal of a 3'-6" overhang on the first floor of a 3,089 square foot motel, and the construction of a 6-foot overhang as well as a new trash enclosure. A like-for-like replacement of a window is also proposed for the site. Project requires a Minor Zoning Exception for the trash enclosure located in the north interior setback.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for a trash enclosure in the interior setback. Project was last reviewed on June 4, 2018.)

CONTINUED ITEM**C. 1922 DE LA VINA ST C-G Zone**

Assessor's Parcel Number: 025-363-018
Application Number: MST2018-00268
Owner: 1922 De La Vina
Applicant: Cearnal Collective, LLP

(Proposal to renovate an existing commercial use that was destroyed by fire. Proposal includes a new glass storefront window system, removal and replacement of brick veneer, and new paint. Other site improvements include a new awning, new ironwork and repair of damaged plaster.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 4, 2018.)

CONTINUED ITEM**D. 42 HELENA AVE OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-007
Application Number: MST2018-00263
Owner: 42 Helena Street, LLC
Applicant: David Yothers

(Proposal for a 24-foot tall aluminum flagpole with gold anodized finial to be located two feet from the front lot line of an existing commercial development.)

(Action may be taken if sufficient information is provided. Item was postponed on June 4, 2018.)