



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JUNE 25, 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 21, 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. 1298 COAST VILLAGE RD

C-1/R-2/SD-3 Zone

Assessor's Parcel Number:	009-230-043
Application Number:	MST2004-00493
Owner:	Olive Oil & Gas, LP
Architect:	Jeff Gorrell
Applicant:	John Price

(This is a revised project description. Project has been revised as follows: the height of the three story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second floor patio near the northwest corner of the project. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084.)

(Review After Final of changes to doors and windows on multiple elevations, changes to wrought iron work, relocations of awnings, change in eave heights, and changes to the locations of chimneys. Project was last reviewed on August 14, 2017.)

CONTINUED ITEM**B. 3968 VIA LUCERO****R-M/USS Zone**

Assessor's Parcel Number: 057-232-022
Application Number: MST2017-00787
Owner: Essex Portfolio, LP
Applicant: Robert Woodard

(Proposal to permit an unpermitted trash enclosure on an existing multi-unit residential site. Project consists of permitting the unpermitted relocation of a trash enclosure from the rear of a multi-unit residential building into the interior setback of the site along the rear property line, and the conversion of the former trash enclosure to an accessible unisex restroom. A Minor Zoning Exception is requested for the trash enclosure located in the interior setback.)

(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for a trash enclosure in the north interior setback. Project was last postponed on June 18, 2018.)

NEW ITEM**C. 529 W VICTORIA ST****R-M Zone**

Assessor's Parcel Number: 039-152-010
Application Number: MST2018-00053
Owner: Casa Victoria Investments
Architect: LMA Architects, Inc.

(Proposal for voluntary seismic upgrades and a parking lot reconfiguration for an existing multi-unit residential site. Project consists of seismic upgrades to be applied to the exterior of two existing multi-unit structures on site. The upgrades will result in the loss of one parking space. A waiver from the Community Development Director is required for the reduction of total parking spaces from the previously approved 36 spaces to 34 parking spaces. A waiver is also required for an alternative parking lot landscape design for the omission of finger planters.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Parking Landscape Design per SBMC 30.175.080.E.)

FINAL REVIEW**D. 2904 DE LA VINA ST C-G/USS Zone**

Assessor's Parcel Number: 051-180-028
Application Number: MST2018-00266
Owner: Musicians Mutual Protective Association
Architect: Andrulaitis & Mixon

(Proposal for remodel of an existing commercial property. Project consists of alterations to the storefront of an existing one-story commercial structure, the addition of a patio and planters, reconfiguration of the parking arrangement, and narrowing of a driveway apron. An interior remodel is also proposed as part of this scope of work.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Parking Landscape Design per SBMC 30.175.080.E. Project was last reviewed on June 18, 2018.)

CONTINUED ITEM**E. 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 structure 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 postponed on June 18, 2018.)

CONTINUED ITEM**F. 988 MIRAMONTE DR 7 RS-15 Zone**

Assessor's Parcel Number: 035-400-011
Application Number: MST2018-00298
Owner: Santa Barbara Highlands HOA
Applicant: Jose Ruvalcaba

(Proposal to repair and alter the exterior wall finishes on an existing condominium complex. Project consists of the repair of existing water damaged stucco, and the removal and infill of wood detailing with stucco to match existing.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 18, 2018.)