



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JULY 2, 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 28, 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.

FINAL REVIEW

A. 431 OLD COAST HWY

R-2/SD-3 Zone

Assessor's Parcel Number: 015-292-012
Application Number: MST2018-00065
Owner: Linda L. Padgett Living Trust
Architect: Thomas Ochsner

(Proposal for additions and alterations to a parcel developed with four residential units. Project consists of first-floor additions, ranging in size from 237 to 281 square feet, to each of the four units. Also proposed are alterations to the façade of the units, and reconfiguration of the site plan. Four existing carports will be demolished, and four new two-car garages are proposed. Project proposes to abate violations identified in Enforcement Case ENF2017-01265.)

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

FINAL REVIEW**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 was last reviewed on June 25, 2018.)

PROJECT DESIGN REVIEW**C. 400 BLK OLD COAST HWY - 2793 SEG ID**

Assessor's Parcel Number: ROW-002-793
 Application Number: MST2017-00434
 Owner: City of Santa Barbara, Public Works Department

(Proposal for new public sidewalks along the north side of Old Coast Highway near Salinas Street. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 650 linear feet of sidewalk. Also proposed are four ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear feet of new retaining walls. Project is part of a larger City wide sidewalk improvement program, and was submitted alongside proposed pedestrian improvements to the 400 block of North La Cumbre Road (MST2017-00438). No new landscaping is proposed.)

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

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 compliance with Storm Water Management Program Tier 2 criteria. Project was last reviewed on June 25, 2018.)

PROJECT DESIGN REVIEW**E. 150 S LA CUMBRE RD****C-G/USS Zone**

Assessor's Parcel Number: 051-032-002
 Application Number: MST2016-00495
 Owner: Moller Retail, Inc.
 Architect: Lenvik & Minor Architects
 Business Name: Conserve Fuel

(Proposal for the removal of an existing fuel station canopy and construction of a new canopy, the reconfiguration of existing pump islands and addition of two new pump islands, two new fuel pumps (increasing the total of pumps to six), and reconfiguration of existing accessible parking. Currently there are eight parking spaces which will not change. The existing building's façade will be patched and repaired as needed. Staff Hearing Officer approval is required to allow the new canopy to encroach into the required 20 foot front yard setback.)

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

REVIEW AFTER FINAL**F. 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
 Applicant: John Price
 Architect: Jeff Gorrell

(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.)

REVIEW AFTER FINAL**G. 3940 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 057-233-029
Application Number: MST2017-00021
Owner: Franchise Realty Interstate Corp.
Owner: McDonald's Corporation
Applicant: Toby Nguyen

(Proposal for a remodel of an existing McDonald's restaurant. Project comprises the demolition of the existing mansard roof and the construction of a new roof parapet, new ADA walkway, new aluminum canopies, new paint, and three new "brand wall" elements with a maximum height of 19'-4". Proposal also includes new interior seating and lighting, modify existing front counter, and upgrades to restrooms. Project requires review by the Sign Committee.)

(Review After Final of changes to the front patio including new children's play equipment. Project was last reviewed on October 16, 2017.)

REVIEW AFTER FINAL**H. 1818 CASTILLO ST****R-MH Zone**

Assessor's Parcel Number: 027-012-023
Application Number: MST2015-00500
Owner: DB Partners, LLC
Architect: Peikert RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a 5-unit two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two 2-bedroom units and five 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

(Review After Final of the addition of a covered entry on the third story, and a change in roofing and stucco color. Project was last reviewed on October 9, 2017.)