



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA JULY 16, 2018

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

BOARD MEMBERS:

Amy Fitzgerald Tripp, *Chair*
Kevin Moore, *Vice Chair*
Bob Cunningham
Richard Six
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, July 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.

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.

NEW ITEM

A. 3010 FOOTHILL RD RS-7.5 Zone

Assessor's Parcel Number: 055-204-004
 Application Number: MST2018-00353
 Owner: Wood Glen Hall Inc.
 Applicant: Craig Shalanberger

(Proposal for alterations to an existing parking lot. Project consists of repaving the existing parking lot, expansion of the driveway from 20 feet to 24 feet wide, and the conversion of one space to an Americans with Disability Act (ADA) compliant space. No alterations to landscaping, or changes in the number of parking spaces is proposed.)

(Action may be taken if sufficient information is provided. Project is required to be compliant with the City's Storm Water Management Program Tier 2, and requires a waiver for an alternative parking landscape design.)

CONTINUED ITEM

B. 220 W MONTECITO ST C-G Zone

Assessor's Parcel Number: 037-244-003
 Application Number: MST2018-00195
 Owner: Mark Singer & Hideko Hagiwara, Trustees

(Proposal to permit the unpermitted removal of a Coral Tree and planting of a Kentia Palm on an existing commercial development.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 23, 2018.)

REVIEW AFTER FINAL**C. 115 BODEGA LN****R-M/USS Zone**

Assessor's Parcel Number: 057-231-002
Application Number: MST2017-00715
Owner: Zeliga Management
Applicant: Gail Russel
Architect: Craig Burdick

(Proposal for an exterior remodel of an existing multifamily residential building. Project comprises the replacement of an existing carport roof, carport deck, and guardrails. Also proposed is the replacement of existing windows and 810 square feet of wood siding.)

(Review After Final of a new trash enclosure located in the existing parking area. Project was last reviewed November 6, 2017.)

FINAL REVIEW**D. 400 N LA CUMBRE ROAD - SIG 3016**

Assessor's Parcel Number: ROW-003-016
Application Number: MST2017-00438
Owner: City of Santa Barbara, Public Works Department
Applicant: Alex Ubaldo

(Proposal for new public sidewalks along the east side of North La Cumbre Road near Calle Cita. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 370 linear feet of sidewalk. Also proposed are two Americans with Disability Act (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 Old Coast Highway (MST2017-00434). No new landscaping is proposed.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 14, 2017.)