



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA AUGUST 6, 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, August 2, 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.

PROJECT DESIGN REVIEW

A. 128 W MISSION ST

C-G Zone

Assessor's Parcel Number: 025-302-016
Application Number: MST2017-00708
Owner: Susan E. Miratti Trust

(Proposal for a medical cannabis dispensary in an existing commercial building. Project consists of interior alterations as well as the reconfiguration of the entrance resulting in 11 additional square feet of commercial floor space, new windows and doors, paint, a new trash enclosure, and security improvements. No changes are proposed for the existing 13 space parking lot. Staff Hearing Officer review is requested for a medical marijuana Storefront Collective Dispensary Permit.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 10, 2017.)

FINAL REVIEW**B. 3986 VIA LUCERO R-M/USS Zone**

Assessor's Parcel Number: 057-231-003
 Application Number: MST2018-00092
 Owner: Jaime Garcia

(Proposal to permit unpermitted conditions on a property developed with two residential units. Project consists of permitting a change in color for a retaining wall ranging in height from 3'-9" to 5'-7", and the relocation of an existing unpermitted 7'-4" fence. Project will address violations identified in enforcement case ENF2016-00006. Project requires a Minor Zoning Exception for an over-height fence within ten feet of the front property line.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 30, 2018.)

REVIEW AFTER FINAL**C. 3111 STATE ST P-R/USS Zone**

Assessor's Parcel Number: 051-112-018
 Application Number: MST2016-00480
 Owner: City of Santa Barbara, Parks and Recreation Dept.
 Applicant: Parks and Recreation Department

(Proposal for a new fenced, off-leash dog area within MacKenzie Park. The project will include the demolition of a vacant 1,700 square foot building, 3,600 square feet of concrete walkways, and 520 linear feet of chain link fencing, and the construction of a 6,200 square foot small-dog area, a 14,600 square foot big-dog area, 1,800 square feet of Americans with Disabilities Act (ADA) compliant permeable concrete walkways, lighting, benches, water bowls, dog waste bag dispensers, trash cans, and 4,400 square feet of new landscaping. Also proposed are upgrades to the park entry and new landscaping with existing trees to remain.)

(Review After Final of additional concrete walkways. Project was postponed on July 30, 2018.)

CONTINUED ITEM**D. 404 ALAN RD A-1/SD-3 Zone**

Assessor's Parcel Number: 047-093-002
 Application Number: MST2018-00338
 Owner: City of Santa Barbara
 Applicant: Philip Maldonado

(Proposal to rehabilitate an existing sewer pump station in the Coastal Zone. Project consists of the removal of two site walls and exterior piping, replacing pumping and electrical systems, rehabilitation of the wet-well interior, and replacement of outlet piping and valves adjacent to building.)

(Action may be taken if sufficient information is provided. Project was postponed on July 30, 2018.)