



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

AUGUST 13, 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 9, 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. 402 ANACAPA ST

M-C Zone

Assessor's Parcel Number:	031-271-016
Application Number:	MST2018-00005
Owner:	Inga Frick
Applicant:	Trish Allen

(Proposal to convert an existing residential unit to a three-guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to 1 two-guestroom short-term rental. The project was granted Development Plan Approval on July 10, 2018 by City Council on appeal.)

(Review After Final for changes to the parking lot configuration, relocation of the trash enclosure, installation of A/C units and associated screening. Project was last reviewed on July 30, 2018.)

REVIEW AFTER FINAL**B. 920 SUMMIT RD****RS-25 Zone**

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Agent: Suzanne Elledge Planning and Permitting
 Applicant: Ty Warner Hotels and Resorts
 Architect: Henry Lenny
 Business Name: Montecito Country Club

(This building is on the City's List of Potential Historic Resources. Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

(Review After Final of hitting bays, athletic court, and hardscape at event lawn. Previously proposed entry arch is no longer proposed. Project was last reviewed on July 16, 2018.)

PROJECT DESIGN AND FINAL REVIEW**C. 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. Other alterations include increased parking planter space, and reconfiguration of the existing parking lot.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 6, 2018.)

NEW ITEM**D. 322 EDISON AVE****M-I Zone**

Assessor's Parcel Number: 031-362-006
 Application Number: MST2018-00419
 Owner: 320 Nopal Street Partners, LLC

(Proposal for site alterations on an existing commercial property. Project consists of the installation of a new electrical panel and construction of a screening planter proposed to be planted with new trees and protected by new bollards.)

(Comments Only. Project requires further Environmental Assessment.)

REVIEW AFTER FINAL**E. 2034 CLIFF DR****C-R Zone**

Assessor's Parcel Number: 035-141-007
Application Number: MST2017-00688
Owner: Levon Investments, LLC
Architect: Paul Poirier & Associates Architects

(Proposal for the remodel of an existing commercial building. Project consists of an exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

(Review After Final of an Americans with Disabilities Act (ADA) compliant impervious concrete walkway and ramp. Project was last reviewed on April 23, 2018.)

CONTINUED ITEM**F. 20 OCEANO AVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-230-028
Application Number: MST2018-00359
Owner: Sea Cliff, LLC
Applicant: Ken Moore

(Proposal for an approximately 8-foot tall frequency monitoring device and associated electrical circuitry to be installed on the roof of an existing multi-residential building in the Appeal Jurisdiction of the Coastal Zone. The receiver will only receive signals, and does not have any associated emitting antennas.)

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