



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA TUESDAY, SEPTEMBER 4, 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 30, 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. 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.)

(Review After Final for a waiver for an Alternative Parking Landscape Design. Project was last reviewed on July 2, 2018.)

NEW ITEM**B. 808 E COTA ST****C-G Zone**

Assessor's Parcel Number: 031-233-002
Application Number: MST2018-00437
Owner: Manfred Gauer Trust
Architect: Peter Hunt

(Proposal to permit unpermitted conditions on a commercial structure. Project consists of the unpermitted removal of a parking lot perimeter planter, installation of brick hardscape, and the removal of an unpermitted fence. Interior work includes the removal of an Illegal Dwelling unit, and restoring the office use within the structure. Project proposes to abate violations identified in enforcement case ENF2017-00989.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Landscape Design. Project must comply with the City's Tier 2 Storm Water Management Program (SWMP).)

NEW ITEM**C. 242 W ALAMAR AVE****R-M/USS Zone**

Assessor's Parcel Number: 051-283-001
Application Number: MST2018-00398
Owner: Gregoriy and Lyudmila Smiyun

(Proposal for a fence located at the rear of a condo development. Project proposes to enclose the private outdoor living space of one condo unit at the rear of the property adjacent to Mission Creek.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**D. 514 E ISLAY ST****R-2 Zone**

Assessor's Parcel Number: 027-064-007
Application Number: MST2018-00439
Owner: Jeff Shuman
Architect: Joseph Flynn

(Proposal for a remodel of an existing duplex. Project consists of the extension of the two exterior second floor balconies, new colors, new battens, replacement of the wood railings with aluminum with steel cable railings, and new fascia boards.)

(Comments Only. Project requires further Environmental Assessment.)

CONTINUED ITEM**E. 314 N SOLEDAD ST R-2 Zone**

Assessor's Parcel Number: 031-383-014
Application Number: MST2018-00344
Owner: Soledad Street Trust

(Proposal to permit an unpermitted over-height fence and wall. Project consists of permitting a CMU and wrought iron wall and fence at the front property line ranging in height from 4'-9" to 5'-5". Also proposed are a new garage door to be installed in the existing opening. Project proposes to abate violations identified in an enforcement case ENF2018-00458.)

(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for an over-height fence at the front property line. Project was postponed on August 27, 2018.)

REVIEW AFTER FINAL**F. 3805 STATE ST C-G/USS Zone**

Assessor's Parcel Number: 051-010-013
Application Number: MST2017-00318
Owner: Patricia S. Nettleship, Trustee

(Proposal for alterations to an existing camouflaged roof-mounted wireless facility. Project consists of the removal of 11 existing antennas, and installation of 10 new antennas to be housed within expanded pillars of an existing bell tower. Additional RRU's and other equipment are to be added within an existing equipment area, screened from view.)

(Review After Final for enlarged camouflaged casings for emitting antennas. Project was last reviewed on May 14, 2018.)