



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA OCTOBER 22, 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, October 18, 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. 2700 MIRADERO DR (HOA) R-2 Zone**
Assessor's Parcel Number: 051-520-044
Application Number: MST2018-00515
Owner: Villa Miradero North Home
(Proposal to remove five Canary Island Pine trees within a condominium development.)

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

PROJECT DESIGN AND FINAL REVIEW

- B. 322 EDISON AVE M-I Zone**
Assessor's Parcel Number: 031-362-006
Application Number: MST2018-00419
Owner: 320 Nopal Street Partners, LLC
Applicant: Mike Ober
(Proposal for site alterations on an existing commercial property. Project consists of the installations of a new electrical panel, and construction of a screening planter proposed to be planted with new trees and protected by new bollards.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 13, 2018.)

CONTINUED ITEM**C. 1435 CLIFF DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-019
Application Number: MST2018-00487
Owner: Free Methodist Church of Santa Barbara

(Proposal to convert the use of an existing building from a counselling center to an infant care center. The existing Free Methodist Church and Cliff Drive Care Center is currently operating under a Conditional Use Permit and Coastal Development Permit. The proposed exterior changes consist of a new walkway, conversion of an outdoor area to an infant playground, new five-foot high retaining wall, and landscaping. The proposal requires a Level 2 Substantial Conformance Determination and ABR approval.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 8, 2018.)

CONTINUED ITEM**D. 309 W QUINTO ST O-M Zone**

Assessor's Parcel Number: 025-053-002
Application Number: MST2018-00504
Owner: 309 W. Quinto, LLC
Architect: Michelle McToldridge

(Proposal for exterior remodel work on an existing one-story office building. Project consists of repairing the existing clay s-tile roof, a new 18-inch curb along southeastern property line, removal of existing decorative terracotta screens, new light fixtures, and stucco patch work. Project also proposes to replace damaged hardscape, and seal and stripe of the existing 13 parking spaces. One space is proposed to be converted to an ADA space. Project proposes to address violations identified in enforcement case ENF2018-00857.)

(Second Concept Review. Comments Only. Project was last reviewed on October 8, 2018.)

CONTINUED ITEM**E. 420 E CARRILLO ST C-G Zone**

Assessor's Parcel Number: 029-302-028
Application Number: MST2018-00433
Owner: 420 East Carrillo Properties, LLC
Architect: Anacapa Architecture

(Proposal for alterations and additions to an existing office building. Project consists of the addition of 170 square feet of commercial floor area, reconfiguration of two main floor entrances, a new parking space, new mechanical equipment, and a new trash enclosure. Project was reviewed by Planning staff under pre-case PRE2018-00651.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 8, 2018.)

CONTINUED ITEM**F. 2217 OAK PARK LN****R-M Zone**

Assessor's Parcel Number: 025-160-009
Application Number: MST2018-00496
Owner: Dawn Close Living Trust
Applicant: Kitts McCabe

(Proposal to permit four uncovered parking space on a site developed with two residential units. Project consists of permitting the unpermitted demolition of a two-car garage, and the construction of four uncovered parking spaces. Project requires Staff Hearing Officer review for providing four uncovered parking spaces in lieu of two covered and two uncovered spaces. Project proposes to abate violations identified in enforcement case ENF2013-00959.)

(Second Concept Review. Comments Only. Project requires review by the Staff Hearing Officer, and was last reviewed on October 8, 2018.)

REVIEW AFTER FINAL**G. 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

(Review After Final is required for in-field changes to the approved landscape plan for the Montecito Country Club. Changes include retaining 10 trees scheduled for removal, removal of 78 existing trees originally scheduled to be retained, planting of 300 additional new trees, and relocation of 8 trees. The Montecito Country Club, designed in 1918 by Bertram Goodhue and remodeled in the 1920's, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. A Substantial Conformance Determination is required to be made for this revision by the Community Development Director.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 13, 2018.)