



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA OCTOBER 29, 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 25, 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. 300 BLK W DE LA GUERRA ST 1942 SEG ID

Assessor's Parcel Number:	ROW-001-942
Application Number:	MST2013-00292
Owner:	City of Santa Barbara
Applicant:	James Colton, Project Manager II
Engineer:	Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De La Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

(Review After Final of changes to the approved guardrails to be compliant with state standards. Project was last reviewed on December 19, 2016.)

REVIEW AFTER FINAL**B. 517 W FIGUEROA ST****R-M Zone**

Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.)

(Review After Final of in-field changes to landscaping plan. Changes include removal of approved planters and vines previously proposed at the entrance of each unit. Project was last reviewed on October 8, 2018.)

NEW ITEM**C. 2520 BATH ST****R-M Zone**

Assessor's Parcel Number: 025-021-018
Application Number: MST2018-00559
Owner: Patricia Walker
Applicant: Thomas Ochsner, AIA Architect

(Proposal for a remodel and site work on an existing duplex. Project consists of removal of buttresses and site walls, and the installation of a new 42-inch wall in the front yard. Project also proposes replacement of windows and door. Project proposes to abate violations identified in enforcement case ENF2018-00860.)

(Comments Only. Project requires further Environmental Assessment.)

PROJECT DESIGN AND FINAL REVIEW**D. 121 E YANONALI ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-054-028
Application Number: MST2018-00538
Owner: Castagnola Italo Etal, Trustees
Architect: Andrulaitis & Mixon

(Proposal for exterior alterations to an existing commercial structures. Project consist of a new mural to be located on the west elevation at the corner of Gray and Yanonali Streets, and installation of a new window. Project also proposes to remove the existing trellis and replace it with updated vine guides.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 22, 2018.)

NEW ITEM**E. 125 EUCALYPTUS HILL CIR****RS-15/PUD Zone**

Assessor's Parcel Number: 015-231-034
Application Number: MST2018-00512
Owner: Charles Harker
Architect: Native Son Design Studio

(Proposal for residential remodel of an existing condominium unit. Project consists of an entrance remodel, and interior alterations of the existing structure. Also proposed in this scope of work is replacement of an asphalt driveway with pavers.)

(Comments Only. Project requires further Environmental Assessment.)