



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

NOVEMBER 12, 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, November 8, 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. 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

(Reconsideration of the Review After Final approval decision made by the ABR on October 22, 2018: 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 1920s 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 November 5, 2018.)

PROJECT DESIGN REVIEW**B. 3771 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 051-040-049
Application Number: MST2018-00588
Owner: Yun-Pei Yeh
Business: Dunkin Donuts

(Proposal for changes to an approved landscaping plan. Project consists of permitting the as-built removal of a Jacaranda Tree, and replacing it with a new Jacaranda. Also proposed is to permit the as-built removal of several blue agave plants. Project proposes to abate violations identified in enforcement case ENF2017-01349.)

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

PROJECT DESIGN AND FINAL REVIEW**C. 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 October 22, 2018.)

PROJECT DESIGN AND FINAL REVIEW**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 a 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.)

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

PROJECT DESIGN REVIEW**E. 22 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-008
Application Number: MST2018-00412
Owner: Art Center, LLC
Applicant: Saba Zahedi

(Proposal for tenant improvements to a commercial building located in the Funk Zone. The project includes a new canopy, decorative metal and tempered glass fencing, wood counters, firepit, painting exterior walls and doors, replacing exterior fencing and patio as required to install ADA parking, and the addition of a new shade trellis. Project includes alterations to existing murals as well as proposals for new murals.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 5, 2018.)

NEW ITEM**F. 1250 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-230-037
Application Number: MST2018-00581
Owner: FM Properties
Architect: The Warner Group Architects

(Proposal for cosmetic changes to an existing commercial building in the Non-Appealable Jurisdiction of the Coastal Zone. The exterior alterations comprise replacement of Saltillo tile walkways with brick pavers, replacement of roof tiles on tower elements with standing seam metal roofs, replaced lighting, minor accessibility improvements, and new landscaping.)

(First Concept Review. No final appealable decision will be made at this hearing.)