



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

NOVEMBER 26, 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:

Tava Ostrenger, Assistant City Attorney
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 Wednesday, November 21, 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. 505 W LOS OLIVOS ST

R-M Zone

Assessor's Parcel Number:	025-210-012
Application Number:	MST2007-00470
Owner:	Westmont College
Architect:	RRM Design Group

(THIS IS A REVISED PROJECT: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance.)

(Review After Final of changes to backflow location, changes to screening for fire check valves, changes in location of gas meters, window mullion changes, door changes, and additional light fixtures. Project requires compliance with the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on July 18, 2017.)

NEW ITEM**B. 211 W GUTIERREZ (COMMON AREA)****C-G Zone**

Assessor's Parcel Number: 037-420-CA1
Application Number: MST2018-00602
Owner: El Zoco Hoa
Applicant: Peter McCorkle

(Proposal to remove five trees within in existing multi-unit residential complex. Project consist of the removal of 3 Liquid Amber trees, and 2 Decorative Pear trees in an effort to mitigate damage to water services and foundations. The heights of the trees proposed to be removed range from 35--60'.)

(No final appealable action will be taken at this hearing. Project requires further Environmental Assessment as well as compliance with the following guidelines: Urban Design Guidelines.)

NEW ITEM**C. 402 E GUTIERREZ ST****M-I Zone**

Assessor's Parcel Number: 031-343-009
Application Number: MST2018-00549
Owner: Jaeger Laguna Industrial Partners
Applicant: Anacapa

(Proposal for alterations to a site developed with non-residential structures. Project consists of demolishing unpermitted awnings and storage, an HVAC unit, and a window, and the removal of a tent structure, as well as infill of roll-up doors. Project also proposes a new trash enclosure. Project proposes to abate violations identified in enforcement case ENF2016-00069.)

(No final appealable action will be taken at this hearing. Project should show compliance with the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual.)

REVIEW AFTER FINAL**D. 136 E HALEY ST****M-C Zone**

Assessor's Parcel Number: 031-271-007
Application Number: MST2018-00055
Owner: Del Mar SB, LLC
Applicant: Gus Harper

(Proposal for a new mural in an existing commercial and industrial park. Project consists of one mural painted on a 25-foot tall by 80-foot wide wall facing a parking lot. Art produced by artist Gus Harper.)

(Review After Final for the unpermitted expansion of mural area to include the trash enclosure. Project requires compliance with the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project was last reviewed on February 12, 2018.)

PROJECT DESIGN AND FINAL 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, fire pit, 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 must be in compliance with the Project Compatibility Analysis, as well as with the following guidelines: Urban Design Guidelines. Project was last reviewed on November 12, 2018.)