



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT AGENDA

#### REVISED JANUARY 7, 2019

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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 Ozyilmaz, Planning Technician  
Kathleen Goo, Commission Secretary

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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](mailto: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](http://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 Ozyilmaz, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email [MOzyilmaz@SantaBarbaraCA.gov](mailto:MOzyilmaz@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](http://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, January 3, 2019, this *Revised* Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://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. 1502 CHAPALA ST**

**C-G Zone**

Assessor's Parcel Number: 027-231-017  
Application Number: MST2018-00454  
Owner: Locicero Jason Trustee (For) Locice  
Architect: Alex Pujo

(Proposal for minor site work and the conversion of four commercial units to residential units. Project consists of improvements to bicycle parking and changes to landscaping. Project requires Staff Hearing officer review for a Parking Modification, a Lot Area Modification, and an Open Yard Modification. The project will be utilizing the City's Bonus Density Program and the four new units will be affordable by deed restriction.)

**(No final appealable decisions will be made at this hearing. Project requires Staff Hearing officer review, as well as compliance with the Project Compatibility Analysis, and the following guidelines: Urban Design Guidelines.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 4151 FOOTHILL RD C-R/USS Zone**

Assessor's Parcel Number: 059-160-024  
Application Number: MST2018-00608  
Applicant: James Anderson  
Engineer: Matt Herman

(Proposal to install a soil vapor extraction system for soil and water remediation including concrete pad, 8-foot tall security fence, underground conveyance piping and electrical and gas utilities and associated remediation equipment.)

**(Second Concept review. Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis. Project was last reviewed on December 17, 2018)**

**FINAL REVIEW****C. 730 N MILPAS ST C-G Zone**

Assessor's Parcel Number: 031-122-031  
Application Number: MST2017-00736  
Owner: J. R. And Jamie S. Miller  
Agent: Jarrett Gorin  
Architect: Edward Devicente  
Landscape Architect: Robert Richards

(Proposal for a remodel of an existing café and auto body shop. Project consists of an interior remodel to expand the existing restaurant from 912 square feet to 1,792 square feet and contract the existing office space from 748 square feet to 404 square feet. Exterior work includes a new Americans with Disabilities Act (ADA) path of travel, extensive remodel of the outdoor seating areas, a new trash and tire enclosure, a new site wall and fencing, and the addition of new plantings areas as well as a reconfiguration and restripe of the existing parking lot.)

**(Final Approval is requested. Project must show compliance with the following guidelines: Urban Design Guidelines, Outdoor Lighting Guidelines. Project was last reviewed on December 17, 2018.)**

**REVIEW AFTER FINAL****D. 813 E CARRILLO ST****R-M Zone**

Assessor's Parcel Number: 029-251-016  
Application Number: MST2015-00602  
Owner: Housing Authority of the City of Santa Barbara  
Architect: RRM Design Group

(Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.)

**(Review After Final of changes to handrails from aluminum to wood and changes to lighting bollard design. Project was last reviewed on December 17, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****E. 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, permitting an HVAC unit, a new unpermitted window, removal of a tent structure, and re-installation of roll-up doors. Project also proposes a new trash enclosure. Project proposes to abate violations identified in enforcement case ENF2016-00069.)

**(Project Design and Final Approval is requested. Project must show compliance with the following guidelines: Urban Design Guidelines and the Haley/Milpas Design Manual. Project was last reviewed on November 26, 2018.)**