



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

FEBRUARY 4, 2019

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Wm. Howard Wittausch, *Vice Chair*
Bob Cunningham
Ivan Insua
Leon A. Olson
Richard Six
David R. Watkins

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

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 Ozyilmaz, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email 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 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 31, 2019, 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.

PROJECT DESIGN AND FINAL APPROVAL

A. 3516 STATE ST

C-G/USS Zone

Assessor's Parcel Number:	053-313-011
Application Number:	MST2018-00667
Owner:	John and Toni Friese
Agent:	Troy White

(Proposal for a tenant improvement to an existing commercial structure in preparation for a new Commercial Cannabis storefront. Project consists of removing a faux mansard roof parapet, and rear window, and the installation of a wood slat canopy, rooftop equipment and screening, new lighting fixtures, and a new trash enclosure to the rear of the structure. Project also includes restriping the existing parking lot to include one Americans with Disability Act (ADA) compliant space, and the installation of landscaping adjacent to the sidewalk. No new floor area is proposed.)

(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Upper State Street Design Guidelines, Outdoor Light Design Guidelines.)

PROJECT DESIGN AND FINAL APPROVAL**B. 1130 N MILPAS ST****R-M Zone**

Assessor's Parcel Number: 029-201-004
 Application Number: MST2018-00640
 Owner: Santa Barbara Bowl Foundation
 Architect: DesignArc, Inc.
 Applicant: Thomas Hashbarger

(Proposal for a new storage building at the Santa Barbara County Bowl. Project consists of enclosing the existing walled storage area into a new approximately 165 square foot storage building, located to the north of the existing box office. Also proposed is the replacement of fixed cement entry bollards and their replacement with movable metal bollards.)

(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines.)

REVIEW AFTER FINAL**C. 1220 & 1222 SAN ANDRES ST****R-M Zone**

Assessor's Parcel Number: 039-151-010
 Application Number: MST2016-00211
 Owner: Edward St. George
 Applicant/Architect: Interdisciplinary Architects

(Original project was a proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNs 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be fourteen uncovered and three covered parking spaces, for a total of 17 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.)

(Request for Review After Final approval for changes to tile door and window surrounds and stair tiles. Project was last reviewed on July 23, 2018.)

PROJECT DESIGN AND FINAL APPROVAL**D. 134 EUCALYPTUS HILL CIR****RS-15/PUD Zone**

Assessor's Parcel Number: 015-231-022
Application Number: MST2018-00466
Owner: Dree E. Hudson Daugherty Living Trust
Designer: Chris Belanger

(Proposal for exterior alterations to an attached residential unit comprising window and door change outs, two new skylights, and a new roof mounted air conditioning unit. No changes to square footage is proposed.)

(Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis.)

PROJECT DESIGN AND FINAL APPROVAL**E. 100 BLK OCEANO AVE 2307 SEG ID**

Assessor's Parcel Number: ROW-002-307
Application Number: MST2019-00021
Applicant: Jerry Ambrose

(Proposal for a new small cell telecommunication site. Project consists of the installation of a new side-mounted omni-directional antenna to be installed 30 feet high on an existing utility pole. A new pole mounted equipment cabinet is also proposed as part of this scope of work.)

(Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis.)