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) 564-5399 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).
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, May 9, 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.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from “MST” to “PLN.”

FINAL APPROVAL

A. 3855 STATE ST
Assessor's Parcel Number: 051-010-010
Zone: C-G/USS
Application Number: PLN2018-00436
Owner: Macerich La Cumbre LLC
Agent: Sam Masterson
Applicant: Darin Eng

(Proposal for a tenant improvement to an existing commercial use. Project consists of a multiple elevation remodel of an existing grocery store in preparation for occupation by Bristol Farms. Alterations include new stucco, stone, paint, and tile roofing, relocation of entry doors, and the installation of new storefront windows. An increase in height from 25 feet to 37 feet is proposed as part of the façade remodel.)

Final approval is requested. Project requires Substantial Conformance with those plans granted Project Design Approval on April 8, 2019. Project was last reviewed on May 6, 2019.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 400 W PUEBLO ST
   Assessor's Parcel Number: 025-100-001
   Zone: SP8-H
   Application Number: PLN2018-00120
   Owner: Cottage Health
   Architect: Cearnal Collective LLP
   Architect: PMSM Architects

(Proposal for a seismic retrofit and new garden on the existing Cottage Hospital site. Project consists of seismic upgrades for the existing 1964 south wing including new concrete shear walls, footing and piles systems, bucking retrained braces, and various interior carbon fiber overlays for seismic support. Included in the scope of work is the demolition of the eastern parking lot and porte-cochere, installation of a new backflow device, and the construction of two new staff gardens, areas for art installations, and 415 feet of perimeter fencing to match the existing on site.)

Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Outdoor Lighting Design Guidelines. Project was last reviewed on April 8, 2019.

NEW ITEM

C. 1726 SAN ANDRES ST
   Assessor's Parcel Number: 043-191-017
   Zone: R-M
   Application Number: PLN2019-00188
   Applicant: Travis Hardy, Owner
   Designer: Dennis Story

(Proposal to abate various violations on a lot developed with two residential units. Project consists of the demolition of sheds encroaching into the setback, permitting the construction of a laundry enclosure at the rear of the back structure, and permitting a nonconforming parking arrangement which includes three parking spaces. Project requires Staff Hearing Officer review for a Parking Modification. Project will abate violations identified in enforcement case ENF2017-01196 and zoning information report ZIR2017-00454.)

PLEASE NOTE: Item C postponed to the May 20th, 2019 agenda at the applicant's request.