



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, July 13, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent 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 for hearing the item, the item will be moved to the end of the consent 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 providing 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.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

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.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR). If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308, or by email at [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). 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.

**NOTICE:** On Thursday, July 9, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

### **ABR - NEW ITEM**

#### **A. 702 E GUTIERREZ ST**

**M-1 Zone**

Assessor's Parcel Number: 031-361-001  
Application Number: MST2015-00312  
Agent: SAC Wireless  
Owner: Southern California Edison Company

(Proposal to upgrade an existing wireless facility located on a 60 foot tall monopole. The work will include the replacement of six panel antennae with six new antennae and new electrical and communications equipment within the existing enclosure. The visible change will be the replacement of the existing 18" diameter radome (shroud) with a new 36" diameter radome, which will enclose the new antennae.)

**(Requires No Visual Impact findings and a Staff level Planning Commission Substantial Conformance Determination.)**

**ABR - NEW ITEM****B. 3343 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-063-004  
Application Number: MST2015-00116  
Owner: San Roque Commercial Property LLC  
Applicant: Kevin Murphy

(Proposal to permit eight as-built steel bollards installed in an existing parking lot. There will be no new paving or changes to number of parking spaces.)

**ABR - NEW ITEM****C. 826 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-001  
Application Number: MST2015-00325  
Owner: Gold Lab, LLC  
Applicant: Vanguard Planning LLC

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Landscaping will also be reconfigured and a new finger planter will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

**ABR - NEW ITEM****D. 335 W ISLAY ST****R-4 Zone**

Assessor's Parcel Number: 027-590-001  
Application Number: MST2015-00316  
Owner: Parker Family Trust  
Applicant: Dylan Chappell Architects

(Proposal for two minor additions of 55 square feet and 22 square feet to Unit A of an existing two-unit, single-story condominium duplex. The total square footage of Unit A after the addition will be 673 square feet. Unit B of the duplex and the single-family residence to the rear will remain unaltered. Also proposed is the replacement of 391 square feet of impermeable paving with permeable paving, new entry door openings and doors, new light fixtures, and a reduction to the existing hedge height along both street frontages to 42" to address violation identified in Zoning Information Report ZIR2011-00169.)

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

**ABR - FINAL REVIEW****E. 312 RANCHERIA ST****R-4 Zone**

Assessor's Parcel Number: 037-231-010  
Application Number: MST2014-00567  
Owner: Rancheria Cottages, LLC  
Applicant: Acme Architecture

(Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on May 26, 2015.)**

**ABR - REVIEW AFTER FINAL****F. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022  
Application Number: MST2012-00332  
Owner: James McDonald  
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

**(Review After Final of change to add an 8'-0" tall CMU privacy wall at the rear property line.)**

**ABR - FINAL REVIEW****G. 1120 & 1122 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-291-027  
 Application Number: MST2014-00051  
 Owner: Edward St George Revocable Trust  
 Architect: On Design Architects

(This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (APN 017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. There will be 11 covered and five uncovered parking spaces. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.)

**(Final approval of architectural details and landscaping.)**

**ABR - FINAL REVIEW****H. 618 E GUTIERREZ ST****M-1 Zone**

Assessor's Parcel Number: 031-352-002  
 Application Number: MST2015-00082  
 Owner: Amherst Exchange Corporation  
 Architect: Cearnal Andrulaitis

(Proposal for alterations to an existing one story commercial building. The project will comprise door and window replacements with anodized aluminum products including the replacement of current warehouse doors with glass roll-up doors, 348 square feet of new roofing at the front of the building, changing from existing terracotta tile to corrugated CORE TEN raw metal, a new trash enclosure, new light fixtures, and a new ADA accessible path of travel. No new floor area is proposed.)

**(Final Approval of landscape details. Requires compliance with the Haley-Milpas Design Manual. Project was last reviewed on March 16, 2015.)**