



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

Monday, September 15, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
 THIEP CUNG
 SCOTT HOPKINS
 COURTNEY JANE MILLER (Landscape Representative)
 STEPHANIE POOLE (Consent Calendar Representative)
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - four sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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. 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. 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.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the ABR Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting, can be submitted via email to: ABRSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the ABR at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures (ABR Guidelines). The specific ABR Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. 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 ABR agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An ABR approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)

- 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.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308 or by email at ABRSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See ABR Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Thursday, September 11, 2014, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/ABR.
- B. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide. An archived video copy of this meeting will be viewable on computers with high-speed internet access the following business day at www.SantaBarbaraCA.gov/ABRVideos.

GENERAL BUSINESS:

- A. Public Comment: Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion before the Board. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Architectural Board of Review meeting of **Tuesday, September 2, 2014**.
- C. Consent Calendar of **September 8, 2014**, and **September 15, 2014**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PRESENTATION ITEM

1. AIASB ARCHITECTOURS 2014

(3:15)

Presenter:

Chris Mason-Hing, President, American Institute of Architects (AIA)/Santa Barbara.

(AIASB ArchitecTours 2014: This annual public tour highlights the latest in Santa Barbara design by members of the American Institute of Architects Santa Barbara Chapter (AIASB). The theme this year is "Sustainable Living" and focuses on sustainability, re-use, environmental compatibility, and energy economy. A tour of eight projects ranging from new and remodeled houses, multi-family residences, and forward-thinking commercial/institutional designs. The tour will be followed by a festive after-party hosted by Hayward's Design Center).

PROJECT DESIGN REVIEW**2. 633 BATH ST****P-R Zone**

(3:30) Assessor's Parcel Number: 037-113-009
 Application Number: MST2014-00267
 Owner: City of Santa Barbara
 Applicant: Jill Zachary, Assistant Parks & Recreation Director
 Applicant: Keven Strasburg, Park Project Technician

(Proposal for a new public pocket park on two combined vacant lots totaling 2,562 square feet located at the corner of Bath and E. Ortega Streets. The project comprises a new landscape plan with a children's playground structure, lighting, benches, and a 154 square foot permeable paved surface. There will be two ornamental iron fences: one at 115 lineal feet and 3'-0" tall, the other at 100 lineal feet and 6'-0" tall. Grading excavation of 25 cubic yards will be balanced on site. Staff Hearing Officer review of a zoning modification is requested.)

(Requires compliance with Staff Hearing Officer Resolution No. 041-14. Project was last reviewed on June 23, 2014.)

PROJECT DESIGN REVIEW**3. 2981 CLIFF DR****COUNTY Zone**

(4:00) Assessor's Parcel Number: 047-092-013
 Application Number: MST2013-00445
 Owner: County of Santa Barbara
 Architect: Jeffrey Stoutenborough

(the project consists of a new 664 square foot (net)/ 786 square foot (gross) restroom facility at Arroyo Burro Beach County Park, a 7.17 acre regional beach/ park located at 2981 Cliff Drive. The existing 325 square foot men's restroom attached to the restaurant would be converted to storage. The existing 336 square foot detached women's bathroom would be converted to another use such as storage or other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals). The existing 201 square foot storage structure would be removed and replaced with new bicycle racks. The existing delivery aisle would be relocated and one vehicular parking space would be removed. The project would include approximately 60 cubic yards of cut and 35 cubic yards of fill. The discretionary application required for this project is a Coastal Development Permit.)

(Project must comply with Planning Commission Resolution No. 016-14. Project was last reviewed on May 12, 2014.)

CONCEPT REVIEW - NEW ITEM**4. 300 BLK S TO 900 BLK N MILPAS**

(4:45) Assessor's Parcel Number: ROW-001-387
 Application Number: MST2014-00423
 Owner: City of Santa Barbara
 Applicant: Milpas Community Association

(Proposal for the temporary display of youth-generated art on trash cans along Milpas Street. Artwork in the "Yes We Can" art project would comprise high-resolution photographs printed on vinyl or pliable Plexiglas banners which would be wrapped around the trash cans and attached with Velcro and grommets. There will be no commercial messaging on the art pieces.)

(Reviewed and approved by the Visual Arts in Public Places Committee on June 19, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 719 W SOLA ST****R-2 Zone****(5:15)**

Assessor's Parcel Number: 039-092-004
Application Number: MST2014-00355
Owner: Torres Living Trust
Architect: Armando Arias Del Cid

(Proposal to demolish an existing 854 square foot 1-story dwelling unit, 431 square foot 2-car carport, and 70 square foot shed, and construct a new 3,121 square foot 2-story dwelling unit with an attached 444 square foot, 2-car garage. Also proposed is to construct a new 185 square foot, 1-car carport and one uncovered parking space for the existing 1,287 square foot dwelling unit at the rear of the parcel, which will remain unchanged. New landscape and hardscape is also proposed.)

(Comments only; requires Environmental Assessment.)

FINAL REVIEW**6. 3885 STATE ST****C-2/SD-2 Zone****(6:00)**

Assessor's Parcel Number: 051-022-012
Application Number: MST2013-00411
Architect: DesignArc
Applicant: Greg Reitz
Applicant: John Cuykendall
Owner: State Street Property, LLC

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Action may be taken if sufficient information is provided. Project was last reviewed on September 2, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 121 E MASON ST****OC/SD-3 Zone**

(6:30) Assessor's Parcel Number: 033-084-005
Application Number: MST2014-00375
Owner: Sri Padma, LLC
Owner: Somo SB, LLC
Architect: Dan Weber
Applicant: Mesa Lane Partners

(Proposal for the installation of 13 modified shipping containers to be used for arts-related uses, and a modified Airstream trailer to be used for food service. The proposal includes new overhead site lighting, approximately 791 square feet of landscaped area, portable restroom facilities, and reconfiguration of an existing parking lot to accommodate seven additional parking spaces with tandem parking. Total non-residential building floor area on the site would be 2,994 square feet. Staff Hearing Officer review is requested for a Coastal Development Permit and Development Plan. The project is proposed as a temporary installation until construction commences for the large site redevelopment proposal previously reviewed by the Architectural Board of Review under application MST2014-00115.)

(Comments only; requires Environmental Assessment, Coastal Review, and Staff Hearing Officer review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS