



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, November 10, 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 <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised.</u> <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:** 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. 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.

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, November 6, 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 **October 27, 2014**.
- C. Consent Review of **November 3, 2014, and November 10, 2014, were both cancelled**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

(3:15) Assessor's Parcel Number: 051-240-002
Application Number: MST2014-00515
Owner: Donald Hughes
Agent: Suzanne Elledge Planning & Permitting Svcs
Business Name: Tesla Retail Development
Architect: MBH Architects

(Proposal for a tenant improvement and façade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service. The project includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces, with 34 spaces required and 70 provided. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

(Comments only; Requires Environmental Assessment, Planning Commission, and City Council review.)

CONCEPT REVIEW - CONTINUED ITEM**2. 2334 DE LA VINA ST****R-4 Zone**

(3:45) Assessor's Parcel Number: 025-113-001
Application Number: MST2013-00419
Owner: BLH Properties, LLC
Architect: Jason Grant

(Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer review is requested.)

(Third Concept Review. Project was last reviewed on December 17, 2013. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1023 CACIQUE ST A****R-3 Zone**

(4:05) Assessor's Parcel Number: 017-213-014
 Application Number: MST2014-00503
 Owner: John Luca
 Architect: Peikert RRM Design Group

(Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior façade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.)

(Comments only; requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 501 FELLOWSHIP RD****E-3 Zone**

(4:45) Assessor's Parcel Number: 041-220-009
 Application Number: MST2014-00522
 Owner: Southern Calif. Edison Company
 Applicant: Mariposa Landscaping Inc

(Proposal for a new landscape plan at the existing Southern California Edison Playa Substation. The following trees have already been removed: 50' tall, 36" diameter Shamel ash, 35' tall, 24" diameter Box elder, 30' tall, 24" diameter Chinese elm, three 20' tall, 8" diameter Hollywood junipers, and one 30' tall, 12" diameter Red gum. The following new trees are proposed to be planted: eight 36" box Coast live oaks, and six 36" box Strawberry trees. New shrubs, groundcover, mulch, and a drip irrigation system are also proposed.)

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

REVIEW AFTER FINAL**5. 26 E GUTIERREZ ST****C-M Zone**

(5:05) Assessor's Parcel Number: 037-254-004
 Application Number: MST2013-00196
 Owner: Anthony A. Buyalos
 Business Name: Church of Skatan

(Proposal for re-approval of the Maurice Sendak "Where the Wild Things Are" mural painted on the rear exterior of the building, facing the REI parking lot.)

(Approval of permanent installation is requested. Last reviewed and approved for a period of one year on June 3, 2013. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM**6. 1187 COAST VILLAGE RD.****C-1/SD-3 Zone**

(6:00) Assessor's Parcel Number: 009-291-008
 Application Number: MST2014-00520
 Owner: H & R Investments, LP
 Applicant: EID
 Architect: Mark Kellogg

(Proposal for a remodel of an existing multi-tenant commercial building on a 48,233 square foot lot. The remodel comprises new awnings, exterior paint colors, pavers, Dutch doors, light fixtures, and roofing.)

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

CONCEPT REVIEW - NEW ITEM**7. CITYWIDE****E-1/P-R Zone**

(6:20) Assessor's Parcel Number: 035-033-031
 Application Number: MST2014-00483
 Applicant: Southern California Gas Company
 Owner: City of Santa Barbara/Public Works
 Applicant: Scott Loveless, Southern California Gas Company
 Applicant: Veronica Fistes

(Proposal to install new poles for an Advanced Meter project. The poles will be installed at City of Santa Barbara water supply sites around the city. There will be a 26' tall concrete pole installed at the Campanil Pump Station north of 830 Centinela Lane and 29' tall wood poles installed at the Escondido Pump Station at 111 Skyline Circle and at the Vic Trace Reservoir at 740 Dolores Drive, south of La Coronilla Drive.)

(Review of various sites and discussion of Subcommittee recommendations. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM**8. CITYWIDE**

(6:30) Assessor's Parcel Number: ROW-002-469
 Application Number: MST2014-00484
 Applicant: Southern California Gas Company
 Owner: City of Santa Barbara/Public Works
 Applicant: Scott Loveless, Southern California Gas Company
 Applicant: Veronica Fistes

(Proposal to install new poles for an Advanced Meter project. The poles will be installed in three City of Santa Barbara public rights-of-way around the city. There will be a 29' tall wood pole installed on Camino Viejo Road southwest of 902 El Rancho Road and two 26' tall concrete poles installed on Santa Barbara Street south of 1501 Santa Barbara Street and on N. Ontare Road west of 1321 N. Ontare Road.)

(Review of various sites and discussion of Subcommittee recommendations. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM**9. 327 N MILPAS ST****C-2 Zone**

(6:40) Assessor's Parcel Number: 031-363-029
Application Number: MST2014-00530
Owner: Matilija Investment Property, LLC
Architect: Larry Graves

(Proposal to legalize an as-built commercial storefront remodel including façade, doors, windows, and awnings. There will be no change in the building footprint.)

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

FINAL REVIEW**10. 240 W ALAMAR AVE****R-3/SD-2 Zone**

(7:00) Assessor's Parcel Number: 051-283-001
Application Number: MST2013-00022
Owner: City Ventures Urban Land, LLC
Architect: Peikert + RRM Design Group
Landscape Architect: Courtney Miller

(This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.)

(Requires compliance with Planning Commission Resolution No. 018-14. Project last reviewed on August 8, 2014.)

*** CONSENT REVIEW WAS CANCELLED FOR THIS DATE. ***