



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

**Note: Special Tuesday meeting date due to observance of the Monday, January 18, 2016 Martin Luther King Holiday. THE BOARD WILL CONDUCT A SITE VISIT AT 926 INDIO MUERTO ON TUESDAY, JANUARY 19, 2016 AT 2:00 P.M. TO VIEW STORY POLES.**

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

**TUESDAY, January 19, 2016     David Gebhard Public Meeting Room: 630 Garden Street     3:00 P.M.**

**BOARD MEMBERS:**     KIRK GRADIN, *Chair* (Consent Calendar Representative)  
                                  SCOTT HOPKINS, *Vice-Chair*  
                                  THIEP CUNG  
                                  COURTNEY JANE MILLER (Landscape Representative)  
                                  KEVIN MOORE  
                                  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)**

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

**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.

**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](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. Written public comment letters and emails received prior to the meeting are typically distributed to the ABR at their meeting.

**INTERESTED PARTIES.** The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.
- c. Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden St. to review the most current plans proposed for the development application.

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**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 SBMC 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](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.

#### **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, January 14, 2016, 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).
- 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://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](http://www.SantaBarbaraCA.gov/ABRVideos).

#### **GENERAL BUSINESS:**

- A. Election of Chair and Vice-Chair for 2016.
- B. Appointments to Subcommittees.
- C. Public Comment: Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within its 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.)

- D. The approval of the minutes of the Architectural Board of Review meeting of January 4, 2016 will be postponed to the meeting of February 1, 2016.
- E. Consent Calendar of January 11, 2016, and January 19, 2016.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **1. 813 E CARRILLO ST**

**R-3 Zone**

**(3:15)** Assessor's Parcel Number: 029-251-016  
Application Number: MST2015-00602  
Owner: Housing Authority of the City of Santa Barbara  
Architect: RRM Design Group

(Proposal for a project under the Average Unit Density [AUD] Incentive Program. The project includes the demolition of an existing 1,428 square foot two-story house and construction of 16 affordable studio units in 3 two- and three-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a two- and three-story, 589 square foot community center; 387 square foot, two-story manager's unit with attached one-car carport; a 234 square foot manager's office; 89 square foot laundry facility; and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of Zoning Modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet, and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.)

**(Second Concept Review. Comments only; requires Environmental Assessment and Staff Hearing Officer Review. Project was last reviewed on January 4, 2016.)**

**PROJECT DESIGN REVIEW****2. 540 W PUEBLO ST****C-O Zone**

**(3:45)** Assessor's Parcel Number: 025-090-046  
Application Number: MST2007-00092  
Applicant: Kenneth Marshall  
Owner: Cancer Center of Santa Barbara  
Architect: The Cearnal Collective, LLP  
Landscape Architect: Martha Degasis

(Previously approved project: the proposal comprised a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site includes ten lots located between W. Junipero and W. Pueblo Streets that will be merged into one 3.38-acre lot. The Breast Cancer Resource Center was operating in a 2,392 square foot residential building at 525 W. Junipero Street, which was converted to a non-residential use as part of the approved project. The adjacent vacant parcel at 529 W. Junipero Street was approved for a new residential duplex. The project has now been revised to convert the Breast Cancer Resource Center building back to residential use as a duplex and construct a new non-residential 2,330 square foot Learning Center with an 80-seat auditorium on the vacant lot.)

**(Project Design Approval of Learning Center only. Project requires compliance with Planning Commission Substantial Conformance Determination made on December 11, 2015. Project was last reviewed on September 28, 2015 for the parking structure and grading.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. 926 INDIO MUERTO ST****C-2/SD-3 Zone**

**(4:15)** Assessor's Parcel Number: 017-284-003  
Application Number: MST2014-00415  
Owner: IWF SB Gateway, LP  
Architect: Hochhauser Blatter Architecture & Planning

(Proposal to demolish an existing 12,000 square foot commercial building and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms and a 115-space, semi-subterranean parking lot with supportive amenities. Planning Commission review is requested for a Development Plan, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

**(Third Concept Review. Comments only; requires Environmental Assessment and Planning Commission Review. Project was last reviewed on December 7, 2015.)**

**CONCEPT REVIEW - NEW ITEM****4. CITYWIDE STREETLIGHTS****ROW Zone**

**(5:15)** Assessor's Parcel Number: 000-000-0RW  
 Application Number: MST2016-00015  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara Public Works

(Proposal to replace the existing "Cobra-head" style City standard streetlight with a new "Slim Line" style LED fixture, which will be more energy efficient and cost effective. In addition, the applicant requests feedback on the idea of using a similar light fixture for pedestrian lighting.)

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 100 BLK S SOLEDAD STREET****ROW**

**(5:30)** Assessor's Parcel Number: ROW-001-495  
 Application Number: MST2015-00294  
 Owner: City of Santa Barbara  
 Applicant: Laura Yanez  
 Engineer: Thomas Conti

(Proposal for the Cacique and Soledad Street Pedestrian and Bicycle Bridges and Corridor Improvements Project, which will consist of street improvements on Cacique Street from Salinas to Alisos Streets and along Soledad Street from Cacique to Montecito Streets. Improvements will include the removal of the existing dilapidated wood pedestrian bridge along Cacique Street, construction of two pedestrian bicycle bridges along Cacique and Soledad Streets over Sycamore Creek, construction of sidewalks on Soledad and Cacique Streets, adjustment of intersection controls at certain corridor intersections to favor bicycle boulevard movements along Cacique Street, installation of pedestrian and bicycle-oriented lighting throughout the corridor and bridges, and riparian habitat enhancement.)

**(Second Concept Review. Comments only; project requires Environmental Assessment. Project was last reviewed on June 22, 2015.)**

**\* THE BOARD WILL RECESS AT APPROX. 6:00 P.M. AND RECOVENE AT APPROX. 6:20 P.M. \***

**PROJECT DESIGN REVIEW****6. 220 GRAY AVE****OC/HRC-2/SD-3 Zone**

**(6:20)** Assessor's Parcel Number: 033-054-020  
Application Number: MST2015-00123  
Owner: J.G. Shalhoob, Sr. Family Trust  
Applicant: Sherry & Associates

(This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.)

**(Second Concept Review. Project scope has been greatly reduced. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on May 11, 2015.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 2217 OAK PARK LN****R-3 Zone**

**(6:40)** Assessor's Parcel Number: 025-160-009  
Application Number: MST2014-00544  
Owner: Dawn Close Living Trust  
Architect: Native Son Design Studio

(Proposal to construct a new 665 square foot residential unit above a new 1,056 square foot garage/accessory building. The approximately 11,000 square foot parcel is currently developed with two existing one-story residential units [existing Unit 1 is 1,000 square feet and existing Unit 2 is 700 square feet to remain unaltered]. The project will provide two parking spaces for each unit [three covered, three uncovered] for a total of six spaces. A 62 square foot exterior stair and 341 square foot upper level deck is also proposed. Total development on site will be 3,421 square feet. This project will address violations identified in enforcement case ENF2013-00959.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on November 24, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**