



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, April 25, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
 SCOTT HOPKINS, *Vice-Chair*
 THIEP CUNG
 COURTNEY JANE MILLER
 KEVIN MOORE
 AMY FITZGERALD TRIPP
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS
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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & 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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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, & plumbing where applicable.</p>

PUBLIC HEARING PROCEDURES. The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street during normal business hours, 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in 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 before the agenda item begins. 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 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. 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.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

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 at 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, April 21, 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.
- 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 **April 11, 2016**.
- C. Consent Calendar of **April 18, 2016**, and **April 25, 2016**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 2800 BLK CLIFF DRIVE**

(3:15) Assessor's Parcel Number: ROW-003-393
Application Number: MST2014-00003
Owner: City of Santa Barbara
Landscape Architect: David Black & Associates

(Proposal to construct a single-lane roundabout at the intersection of Las Positas Road and Cliff Drive to improve traffic operations by reducing congestion. The roundabout will incorporate bicycle and pedestrian facilities and allow for future connectivity to a proposed multi-use pathway along Las Positas Road and potential bike lanes and/or bike path along Cliff Drive.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 12, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1330 CACIQUE ST****C-P Zone**

(4:00) Assessor's Parcel Number: 017-233-024
Application Number: MST2016-00119
Owner: Ornella Faccin
Applicant: Becker Studios
Applicant: Diana Kelly

(Proposal for a change of use and alterations to an existing commercial complex on a 7,500 square foot parcel. The work proposed in the one-story front building is to remove two existing trellises, add new and replace some existing doors and windows, remove decorative plaster molding from all four elevations, and provide five new Juliet balconies. The work proposed at the rear existing two-story building is to change the commercial use of 1,240 square feet on the second floor to residential use, comprising 1 studio and 1 one-bedroom apartment. Also proposed for the rear building is to rebuild an existing colonnade on the north elevation, replace all existing windows, add new entry doors, add three pair of French doors with Juliet balconies, remove decorative plaster molding from the front elevation, and add two rooftop balconies. Site work will include a new trash enclosure, new covered bicycle storage, revised parking layout, landscape changes, removal of two trees, and removal of an existing driveway gate. No new floor area is proposed. There will be a demo credit of 1,240 square feet. Project requires Staff Hearing Officer approval of zoning modifications to encroach in the required front and interior setbacks.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1028 OLIVE ST****R-3 Zone**

(4:30) Assessor's Parcel Number: 029-230-017
 Application Number: MST2015-00583
 Owner: Adelaida Ortega
 Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached two-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot three-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provided. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer approval.)

PROJECT DESIGN REVIEW**4. 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 one-story dwelling unit, 431 square foot two-car carport, and 70 square foot shed, and construct a new 3,121 square foot two-story dwelling unit with an attached 444 square foot, two-car garage. Also proposed is to construct a new 400 square foot, two-car garage 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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 17, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 600 BLK N LA CUMBRE RD**

(5:30) Assessor's Parcel Number: ROW-002-557
 Application Number: MST2016-00112
 Applicant: Verizon Wireless
 Engineer: M Squared Engineers
 Applicant: Sequoia Deployment Services, Inc.

(Proposal for a new Verizon Wireless communications facility consisting of the installation of a 2' diameter Cantenna to be mounted on an existing Southern California Edison pole near 620 N. La Cumbre Road. Also proposed is a new ground-mounted equipment cabinet, electrical meter, and associated equipment and conduit.)

(Requires No Visual Impact findings.)

*** THE BOARD WILL RECESS AT APPROX. 6:00 P.M. & RECONVENE AT APPROX. 6:20 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 325 W ANAPAMU ST****R-4 Zone****(6:20)**

Assessor's Parcel Number: 039-212-004
Application Number: MST2016-00101
Owner: Cynthia Howard
Architect: The Cearnal Collective, LLP

(This is a proposal under the Average Unit Density Incentive Program [AUD]. Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 6,814 square foot, three-story residential apartment building housing 11 rental units. Also proposed is a 2,561 square foot carport with 11 parking spaces, 12 covered bicycle parking spaces, and a 121 square foot trash enclosure. No grading is proposed. Under AUD, the average unit size is 619 square feet, with a maximum allowed of 901 square feet. The proposed residential density is 50 dwelling units per acre, with a maximum of 54 units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. This project requires Staff Hearing Officer review of a Zoning Modification for parking within the required setback.)

(Comments only; requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 3891 STATE ST****C-2/SD-2 Zone****(7:15)**

Assessor's Parcel Number: 051-022-035
Application Number: MST2016-00147
Owner: Watabun USA, Inc.
Architect: DesignARC
Landscape Architect: Hyphae Design Laboratory

(Proposal for a new mixed-use project using the Average Unit Density Incentive Program [AUD]. The proposal includes the demolition of an existing two-story, 30,000 square foot commercial retail building and the construction of a new four-story mixed-use development including 85 residential units and 11,065 square feet of commercial floor area. The residential unit mix will include 12 one-bedroom units, 68 two-bedroom units, and 5 three-bedroom units, with an average size of 811 square feet. The proposed density on this 1.36 acre parcel will be 63 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/High Residential 49-63 dwelling units per acre in the Priority Housing Overlay. There will be a total of 192 parking spaces, including 126 covered residential spaces and 66 covered commercial spaces. Grading excavation will comprise 22,250 cubic yards. There will be 7,625 square feet of landscaping on all levels, and a 12,995 square foot roof deck with swimming pool. Planning Commission review is required.)

(Discussion comments limited to initial site plan review and architectural style; one-time Preliminary Concept Review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS