



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, June 6, 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
KRYSTAL M. VAUGHN, Acting 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 <u>folded plans</u> 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 7543 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, June 2, 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 25, 2016**, regarding only the last item #7, 3891 State Street; and the Architectural Board of Review meeting of **May 23, 2016**.
- C. Consent Calendar of **May 31, 2016**, and **June 6, 2016**.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 414 & 420 E. CARRILLO ST

C-2 Zone

(3:15) Assessor's Parcel Number: 029-302-023
Application Number: MST2016-00174
Owner: 414 East Carrillo Properties, LLC
Architect: DesignArc

(Proposal for a new mixed-use project using the Average Unit Density Incentive Program [AUD]. The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and a 1,000 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. There will be 3,145 square feet of landscaping. Staff Hearing Officer review is requested for a zoning modification to provide less than the required number of parking spaces. A shared parking analysis will be provided.)

(Second Concept Review. Comments only; requires precase determination, Environmental Assessment, and Staff Hearing Officer approval. Project was last reviewed on May 23, 2016.)

IN-PROGRESS REVIEW**2. 15 S HOPE AVE****C-2/SD-2 Zone**

(4:00) Assessor's Parcel Number: 051-040-058
Application Number: MST2015-00010
Owner: Johnman Holding LLC
Architect: R & A Architecture & Design, Inc.
Agent: Dudek

(This is a revised project description. Proposal to demolish the existing 8,368 square foot non-residential building and construct 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprised of 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The project is proposed under the AUD Priority Housing Overlay at a density of 60 du/ac, and the average unit size is 794 square feet.)

(Project was last reviewed on April 11, 2016.)

PROJECT DESIGN REVIEW**3. 251 S HOPE AVE****E-3/PD/SP-4/SD-2 Zone****(4:30)**

Assessor's Parcel Number: 051-240-008
Application Number: MST2014-00142
Owner: Housing Authority of the City of Santa Barbara
Architect: Peikert & RRM Design Group
Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density [AUD] Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas [lobby/reception area, conference room, offices, gift shop, salon, and gym]. The total building area is 52,516 square feet [gross]. The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback [based on AUD requirements for R-3]; an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback [based on AUD requirements for R-3]; a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 [One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay] Zones to R-3/SP-4/SD-2 [Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay] Zones, and a further reduction in the number of parking spaces.)

(Requires compliance with Planning Commission Resolution No. 005-16 and City Council action taken on May 3, 2016. Project was last reviewed November 9, 2015.)

CONCEPT REVIEW - NEW ITEM**4. 100 ADAMS RD****A-F/SD-3 Zone**

(5:00) Assessor's Parcel Number: 073-450-003
 Application Number: MST2013-00379
 Owner: City of Santa Barbara
 Applicant: Patsy Price, Land Use Planner

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vector Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.)

(Comments only; requires Planning Commission review.)

CONCEPT REVIEW - NEW ITEM**5. 400 BLK N LA CUMBRE RD**

(5:30) Assessor's Parcel Number: ROW-000-269
 Application Number: MST2016-00224
 Owner: City of Santa Barbara
 Applicant: Eric Goodall, Project Eng I

(Proposal for the La Cumbre Sidewalk Infill Project to fill in several missing links of sidewalk and access ramps on N. La Cumbre Road spanning 1/3 of a mile from Via Lucero to Stacy Lane. The project will include 140 linear feet of new retaining walls, removal of four existing trees within the parkway, new parkway landscaping, new pedestrian signage, and rapid flashing beacon crossings at La Cumbre Road and La Colina Road. This project will provide safe routes to Hope Elementary School, La Colina Junior High School, and Bishop Diego High School.)

(Comments only; requires compliance with Tier 3 Storm Water Management Program.)

***THE BOARD WILL RECESS AT APPROX. 6:15 P.M., AND RECONVENE AT APPROX. 6:35 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 116 E COTA ST****C-M Zone**

(6:35) Assessor's Parcel Number: 031-201-003
Application Number: MST2015-00627
Owner: Cota Street, LLC
Architect: AB Design Studio

(This is a revised project description: Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. Under the Average Unit Density Incentive Program [AUD], the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area.)

(Fifth Concept Review. Comments only; requires Environmental Assessment. Project was last reviewed on May 9, 2016.)

FINAL REVIEW**7. 226 S VOLUNTARIO ST****R-3 Zone**

(7:00) Assessor's Parcel Number: 017-252-013
Application Number: MST2015-00566
Owner: Edward St George
Applicant: On Design LLC
Architect: On Design LLC

(Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex [Building A] and new 935 square foot, two story dwelling unit [Building B] under the Average Unit Density Incentive Program [AUD]. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.)

(Final Approval is requested. Action may be taken if sufficient information is provided. Project was last reviewed on April 11, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS