



# 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, October 10, 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, 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>

**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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. 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.

**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](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). 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](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, October 06, 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. 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.)
- B. Approval of the minutes of the Architectural Board of Review meeting of September 26, 2016.
- C. Consent Calendar of October 3, 2016 and October 10, 2016.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 116 E COTA ST****C-M Zone**

**(3:15)** Assessor's Parcel Number: 031-201-003  
Application Number: MST2015-00627  
Owner: Cota Street, LLC  
Architect: Designarc

(This is a revised project description for a project using the Average Unit Density Incentive Program (AUD): 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. 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 parcel with a General Plan Land Use designation of Medium-High Density within the Priority Housing Overlay area.)

**(Seventh review. Revised parking garage access requires new Project Design Approval. Project was last reviewed on September 26, 2016.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 321 OCEANO AVE****R-2/SD-3 Zone**

**(4:15)** Assessor's Parcel Number: 045-071-003  
Application Number: MST2015-00347  
Owner: Brad and Cynthia Frohling Living Trust  
Architect: Acme Architecture

(This project has been revised from three to two new dwelling units. The current proposal is to construct a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached 2-car garage, and a 2,037 square foot unit with a 443 square foot attached 2-car garage. Related site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564-square foot project site is currently developed with a 1,186-square foot one-story single family dwelling, including a 228 square foot attached 2-car garage, which will be demolished. This project requires Staff Hearing Officer approval of a lot area modification and a Coastal Development Permit.)

**(Second Concept Review. Comments only; requires Staff Hearing Officer approval. Project was last reviewed on February 1, 2016.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1116 SAN PASCUAL ST****R-3 Zone**

**(5:00)** Assessor's Parcel Number: 039-202-016  
 Application Number: MST2016-00359  
 Owner: Edward St George  
 Architect: On Design LLC

(Proposal for a new residential project using the Average Unit Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 2,444 square foot two-story duplex. An existing 675 square foot single-family dwelling on site will remain unchanged. The residential unit mix will include one, 2-bedroom unit (existing dwelling), one, 5-bedroom unit on the first and second floors, and one, 1-bedroom unit on the second floor of the new duplex, with an average unit size of 1.039 square-feet. The proposed density on this 6,880 square foot parcel is 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density 15-27 dwelling units per acre. Private outdoor living space for the new units will be provided in two second floor decks totaling 173 square-feet. There will be a total of three parking spaces provided, two in a 420 square foot, attached two-car garage, and one uncovered space. No grading is proposed. Total development on site will be 3,119 square-feet of floor area. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

**(Comments only; requires Environmental Assessment.)**

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

**CONCEPT REVIEW - CONTINUED ITEM****4. 208 OCEANO AVE****R-2/SD-3 Zone**

**(6:20)** Assessor's Parcel Number: 045-074-007  
 Application Number: MST2016-00023  
 Owner: Tantri LLC  
 Architect: Craig Goodman

(Proposal for major remodel, partial demolition, and reconfiguration of an existing two-story duplex which will result in a 1,400 square foot duplex at the rear of an 8,756 square foot parcel. The duplex will include a 330 square foot covered porch on the ground floor, remodeled 302 square foot uncovered deck on the second floor, and a new stairway. A portion of the structure will be demolished, including as-built work, as part of the major remodel to alter the structure to a Spanish architectural style. The garage size will be increased and building footprint widened to provide a reduced 3 foot side yard setback at the ground floor. Four tandem covered parking spaces are proposed in the new parking configuration. Other site work will include the replacement of existing fencing with new site walls, a new raised planters, new driveway, hardscape, landscaping, and a relocated trash enclosure. The existing four unit apartment building at the front of the site also requires approval of as-built window replacements, proposed storage, and a new entry. Requires Staff Hearing Officer approval of a zoning modification to provide less than the required open yard area. Three parking design waivers are being requested from the Transportation Division. This proposal will address violations identified in Zoning Information Report ZIR2015-00524.)

**(Second Concept Review. Comments only; requires Environmental Assessment, Staff Hearing Officer review, and three Parking Waivers from the Transportation Division. Project was last reviewed on August 15, 2016.)**

**CONCEPT REVIEW - CONTINUED ITEM****5. 316 W MICHELTORENA/1516 CASTILLO STS****R-4 Zone****(7:00)**

Assessor's Parcel Number: 027-212-026  
Application Number: MST2016-00125  
Owner: Drake Forest Investments, LLC  
Architect: Douglas Keep

(Proposal for a new 21 unit residential project using the Average Unit Density Incentive Program (AUD) on two perpendicular lots at 316 W. Micheltorena and 1516 Castillo Streets (APNs 027-212-026 and 027-212-022). Between the two parcels, there are currently five existing buildings. The proposal would demolish three buildings, two carports, and a portion of Building C (5,049 square-foot); retain two buildings (6,073 square-foot); and construct four buildings (8,809 square-foot), for a new total of six residential buildings (14,882 square-foot). A detailed breakdown is as follows: Building A: Existing 4,468 square-foot 3-stories (7 units), Building B: New 2,580 square-foot 2-stories (3 units), Building C: Existing 1,605 square-foot 2-stories (2 units), Building D: New 2,320 square-foot 2-stories (4 units), Building E: New 2,756 square-foot 3-stories (4 units), and Building F: New 1,153 square-foot 2-stories (1 unit). The unit mix comprises 13, 1-bedroom units and eight, 2-bedroom units, with an average unit size of 767 square-feet and a density of 27 du/acre. The project also includes 21 parking spaces, approximately 426 square-foot of detached accessory structures, reconfigured driveways, and new landscaping. Both properties will be merged through a Voluntary Lot Merger and will result in a combined lot area of 35,263 square-feet. One Tipuana tree is proposed to be removed. The project is in the R-4 zone with a General Plan designation of Medium-High Density.)

**(Second Concept Review. Comments only; requires Environmental Assessment and Tree Removal Permit. Project was last reviewed on August 1, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**