



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW AGENDA

Note: Special Tuesday meeting date due to observance of the Monday, January 20, 2014, Martin Luther King Holiday.

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

TUESDAY, January 21, 2014 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
 THIEP CUNG
 SCOTT HOPKINS
 COURTNEY JANE MILLER (Landscape Architect)
 STEPHANIE POOLE (Consent Calendar Representative, Alternate)
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, 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> - three 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>

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 Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a. 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. 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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:

- On Thursday, January 16, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/ABR.
- 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 Wednesday at www.SantaBarbaraCA.gov/ABRVideos.

GENERAL BUSINESS:

- 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.)
- Approval of the minutes of the Architectural Board of Review meeting of **January 6, 2014**.
- Consent Calendar of **Monday, January 13, 2014**; and **Tuesday, January 21, 2014**.
- Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- Subcommittee Reports.

FINAL REVIEW

1. 520 E YANONALI ST

OM-1/SD-3 Zone

(3:10)

Assessor's Parcel Number: 017-113-016

Application Number: MST2013-00388

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

(Proposal for the replacement of the existing Tertiary Filtration Plant at El Estero Wastewater Treatment Plant. The project will demolish the existing 2,200 square foot building and construct a 5,300 square foot facility including a 2,900 square foot metal canopy. The canopy will be approximately 25.5 feet tall.)

(Project requires conformance with Planning Commission Resolution No. 018-13.)

CONCEPT REVIEW - NEW ITEM**2. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone****(3:40)**

Assessor's Parcel Number: 051-240-003

Application Number: MST2014-00015

Owner: DCH California Investments, LLC

Applicant: Trish Allen, Suzanne Elledge Planning & Permitting (SEPPS)

Architect: MBH Architects

(Proposal for a tenant improvement for a new Tesla automobile sales and service location. The project consists of interior and exterior remodeling the existing 15,212 square foot commercial building and a net 28 square foot addition.)

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

CONCEPT REVIEW - NEW ITEM**3. 28 ANACAPA ST****OC/SD-3 Zone****(4:10)**

Assessor's Parcel Number: 033-113-009

Application Number: MST2013-00499

Owner: Hughes Lan Holding Trust

Architect: Dawn Sherry

(Proposal to provide additional parking and accessibility for three existing commercial buildings at 22, 28 and 32 Anacapa Street. The project includes decks, ramps, trash enclosure, fence, and removal of trees.)

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

DISCUSSION ITEM**4. CLIFF DRIVE & LAS POSITAS ROAD****(4:40)**

Assessor's Parcel Number: ROW-003-393

Application Number: MST2014-00003

Owner: City of Santa Barbara

Applicant: Public Works /Transportation

(Concept discussion of a new roundabout intersection at Las Positas Road and Cliff Drive.)

*** SCHEDULED 20 MINUTE RECESS. ***

PROJECT DESIGN REVIEW**5. 406 E HALEY ST****C-M Zone**

(5:40) Assessor's Parcel Number: 031-283-016
Application Number: MST2013-00477
Owner: Laguna Haley Studio, LLC
Architect: AB Design Studio, Inc.

(Proposal for exterior and interior alterations to multiple buildings consisting of the following: reconfigure and restripe an existing unimproved parking area with ten parking spaces and bike parking, landscape improvements, "as-built" change-of-use of a 240 square foot residential accessory building to commercial use, a second-story balcony for an existing residential unit, two new trash enclosures, and a voluntary lot merger of four parcels. Also proposed is work in the public right-of-way including a new sidewalk and parkway on Laguna Street, new street trees, and a new curb cut on E. Haley Street.)

CONCEPT REVIEW - NEW ITEM**6. 706 E HALEY ST****C-2 Zone**

(6:10) Assessor's Parcel Number: 031-301-002
Application Number: MST2014-00010
Owner: Santa Barbara Land Company
Applicant: JM Holliday Associates

(Proposal for a complete interior and exterior remodel of an existing mixed use building consisting of 1,300 square feet of commercial space and five residential units on a 10,000 square foot site. The remodel consists of a new floor plan configuration, new exterior patio and trellis along Haley Street, and new entries for the residential units.)

(Comments only; project requires Environmental Assessment.)

PROJECT DESIGN REVIEW**7. 3880 STATE ST****C-2/SD-2 Zone**

(6:40) Assessor's Parcel Number: 057-240-046
Application Number: MST2012-00422
Owner: Sumida Family, LP
Architect: LMA Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures for the existing nursery. The existing two-story commercial building fronting on State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Project requires conformance with Staff Hearing Officer Resolution No. 036-13.)

CONCEPT REVIEW - NEW ITEM**8. 227 GRAY AVE****OC/HRC-2/SD-3 Zone****(7:10)**

Assessor's Parcel Number: 033-053-021
Application Number: MST2014-00011
Owner: Gary Vartkes Semerdjian, Trust
Architect: Nils Hammerbeck

(Proposal for a tenant improvement for a new brewery in the existing 4,904 square foot commercial building. The project consists of reconfiguring the parking lot, a new landscape plan, a new trash enclosure, bike parking, arbor patio seating area, and new fences and gates. The project requests a waiver or reduction of parking lot landscaping standards.)

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

FINAL REVIEW**9. 412 ANACAPA ST****C-M Zone****(7:45)**

Assessor's Parcel Number: 031-271-019
Application Number: MST2008-00322
Owner: Anabilt, LLC
Applicant: Anabilt Properties, LLC
Architect: Shubin & Donaldson

(The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and to construct a new three-story sustainable mixed-use building on each new parcel. The proposal includes a total of 4,074 commercial square feet and 7,113 residential square feet. Lot one includes 1,374 square feet of commercial area and a 1,658 square foot residential unit on a 4,760 square foot lot. Lot two includes 1,344 square feet of commercial area, and a 1,616 square foot residential unit on a 5,070 square foot lot. Lot 3 includes 538 square feet of commercial area, and a 2,552 square foot residential unit on a 3,670 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

(Project requires conformance with Planning Commission Resolution No. 009-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA