



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

**Note: Special Tuesday meeting date due to observance of the Monday, March 31, 2014, César Chávez Holiday.**

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

**TUESDAY, April 1, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

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

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                                  SUSAN GANTZ, Planning Technician  
                                  KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
<b>PROJECT DESIGN APPROVAL</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**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 Dept./Planning Div., 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.

**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, 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 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, March 27, 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](http://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](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:**

- 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 **March 17, 2014**.
- Consent Calendar of **Tuesday, April 1, 2014**. **(The previous March 24, 2014 Consent Review was cancelled.)**
- Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- Subcommittee Reports.

### **CONCEPT REVIEW - NEW ITEM**

#### **1. CITYWIDE**

**NA Zone**

**(3:15)** Assessor's Parcel Number: 099-ORD-0ZO  
 Application Number: MST2014-00103  
 Applicant: Southern California Gas Co.  
 Owner: City of Santa Barbara Public Works

(Proposal to install new poles for an Advanced Meter project. The poles will be installed at 13 City of Santa Barbara water supply sites around the city. Ten of the poles will be wood, at 29'-0" tall, and three will be concrete, at 27'-0" tall. The poles will be installed at the following locations: Alameda well at 1501 Santa Barbara Street, Robbins and Pedregosa PRV at 1833 Robbins Street, La Mesa Reservoir at 945 Fellowship Road, Escondido Pump Station at 111 Skyline Circle, Vic Trace Reservoir at 740 Dolores Drive, Campanil Pump Station at 830 Centinela Lane, Ontare PRV near 1201 N. Ontare Road, Hoover Reservoir at 605 Mission Ridge Road, El Cielito Reservoir at 2165 Mount Calvary Road, Skofield Reservoir at 2200 Block of Gibraltar Road, East Reservoir at 51 Crestview Lane, Reservoir #1 at 144 Cedar Lane, and Camino Viejo PRV at 850 Camino Viejo.)

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

**CONCEPT REVIEW - NEW ITEM****2. 1298 LAS POSITAS ROAD SEG ID 2871****(3:45)**

Assessor's Parcel Number: ROW-002-871

Application Number: MST2014-00104

Applicant: Southern California Gas Company

Owner: City of Santa Barbara Public Works

(Proposal to install a new 29'-0" tall wood pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way in Elings Park.)

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

**CONCEPT REVIEW - NEW ITEM****3. 500 BLK LA MARINA DR 2293 SEG ID****(3:55)**

Assessor's Parcel Number: ROW-002-293

Application Number: MST2014-00105

Owner: City of Santa Barbara Public Works

Applicant: Southern California Gas Company

(Proposal to install a new 27'-0" tall concrete pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way.)

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

**CONCEPT REVIEW - NEW ITEM****4. 3000 BLK EUCALYPTUS HILL RD - 3205 SEG ID****(4:05)**

Assessor's Parcel Number: ROW-003-205

Application Number: MST2014-00106

Owner: City of Santa Barbara Public Works

Applicant: Southern California Gas Company

(Proposal to install a new 29'-0" tall wood pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way.)

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

**PROJECT DESIGN REVIEW****5. 3885 & 3887 STATE ST****C-2/SD-2 Zone**

**(4:15)** Assessor's Parcel Numbers: 051-022-012 & 051-022-033  
 Application Number: MST2013-00411  
 Architect: Design Arc  
 Applicant: Greg Reitz  
 Applicant: John Cuykendall  
 Owner: State Street Property, LLC

(The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

**(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 March 3, 2014.)**

**FINAL REVIEW****6. 3943 STATE ST****C-2/SD-2 Zone**

**(4:45)** Assessor's Parcel Number: 051-010-021  
 Application Number: MST2014-00080  
 Owner: GRI - Regency LLC  
 Architect: Cearnal Andrulaitis LLP  
 Landscape Architect: Arcadia Studio  
 Business Name: Five Points Shopping Center

(Proposal for building, hardscape, and landscape improvements to Five Points Shopping Center comprising the following: construct new trellis at the entry to Saigon Restaurant and replace an existing trellis in front of Starbucks. Add enhanced paving to allow additional outdoor dining at Fresco and replace other existing paving, demolish 781 square feet of raised planter area, add new or relocate existing pole lamps, add new bicycle parking racks, and add a new trash enclosure in the parking lot. Reconfigure planters and replace planter wall caps, replace built-in wood benches with free-standing wrought iron, and replace trash and recycling bins. Also proposed is to replace the existing spray irrigation with a drip system and replace trees and plantings. There will be 140 cubic yards of grading excavation.)

**(Project was last reviewed on March 17, 2014.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 510 CASTILLO ST****C-P Zone****(5:15)**

Assessor's Parcel Number: 037-152-029

Application Number: MST2014-00034

Owner: Mary Kay Robinson Living Trust

Architect: Hochhauser Blatter Architects

(Proposal to remodel all exterior façades of the existing three-story office building. The project includes new solar panels on roof, new green wall screens, exterior solar shades, and replacement of existing wall sheathing.)

**(Fourth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 17, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**