



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

**Note: Special Tuesday meeting date due to observance of the Monday, September 1, 2014, Labor Day Holiday.**

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

**TUESDAY, September 2, 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)**

| <b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b><br>(See ABR Guidelines & Design Review Submittal Requirements for Details) |           |   |
|---|-----------|---|
| <b>CONCEPT REVIEW</b>   | Required  | Master Application & Submittal Fee - (Location: 630 Garden Street)<br><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.<br><u>Plans</u> - four sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> .<br><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)<br><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.<br><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.<br><u>Plans</u> - floor, roof, etc.<br><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:<br><u>Plans</u> - floor, roof, etc.<br><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.<br><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.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br>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:<br><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.<br><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.<br><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:** 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](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, August 28, 2014, 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 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 **August 18, 2014**.
- C. Consent Calendar of **August 25, 2014**, and **Tuesday, September 2, 2014**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **1. 300 BLK W DE LA GUERRA ST 1942 SEG ID**

**(3:15)** Assessor's Parcel Number: ROW-001-942  
 Application Number: MST2013-00292  
 Owner: City of Santa Barbara

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

**(Second Concept Review. Comments only; project requires environmental assessment. Previously reviewed on July 22, 2013.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 600 BLK W ANAPAMU ST 1906 SEG ID**

**(4:00)** Assessor's Parcel Number: ROW-001-906  
 Application Number: MST2014-00386  
 Owner: City of Santa Barbara

(Proposal to remove and replace the Anapamu Street Bridge over Old Mission Creek. The existing single span bridge is approximately 36 feet wide and 38 feet long and was constructed in 1926. A new single span bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

**(Comments only: project requires Environmental Assessment.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1200 BLK QUINIENTOS ST 1373 SEG ID**

**(4:30)** Assessor's Parcel Number: ROW-001-373  
 Application Number: MST2014-00387  
 Owner: City of Santa Barbara

(Proposal to remove and replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 38 feet wide and was constructed in 1930. A new single span concrete bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

**(Comments only: project requires Environmental Assessment.)**

**FINAL REVIEW****4. 3885 STATE ST****C-2/SD-2 Zone**

**(5:00)** Assessor's Parcel Number: 051-022-012  
 Application Number: MST2013-00411  
 Owner: State Street Property, LLC  
 Architect: DesignArc  
 Applicant: Greg Reitz  
 Applicant: John Cuykendall

(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.)

**(Project was last reviewed on April 1, 2014, when it received Project Design Approval.)**

**CONCEPT REVIEW - NEW ITEM****5. 130 N CALLE CÉSAR CHÁVEZ****M-1 Zone****(5:45)**

Assessor's Parcel Number: 017-030-005  
Application Number: MST2014-00394  
Owner: J Ken, LLC  
Architect: Joseph Moticha, AIA  
Contractor: Kenney Construction

(Proposal to demolish a 1,004 square foot commercial structure (Units 4 and 6) and construct a new 956 square foot commercial structure (Units 4 and 6). Also proposed is to replace an existing 234 square foot canopy structure at Unit 5 with a new 1,141 square foot canopy structure. This project will result in a net credit of 48 square feet of Growth Management Plan floor area.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 604 E COTA ST****C-M Zone****(6:15)**

Assessor's Parcel Number: 031-222-001  
Application Number: MST2014-00220  
Owner: Hammer Properties, LLC  
Applicant: Peter Lewis  
Architect: Cearnal Andrulaitis

(Proposal to demolish all existing buildings on the lot and construct a new, 19,657 square foot, 3-story mixed-use project. Buildings to be demolished include 1,632 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,347 square feet. There will be 29 residential units on all three floors, with 1,610 square feet on the first floor, 8,712 square feet on the second floor, and 6,988 square feet on the third floor, for a total of 17,310 square feet of new residential floor area. A total of 38 parking spaces and 30 bike parking spaces will be provided on the ground floor. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with a maximum of 63 units allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 571 square feet.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**