



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, November 24, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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> - four sets of folded plans 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.
PROJECT DESIGN APPROVAL	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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. 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. 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 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. 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, November 20, 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.
- 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 **November 10, 2014**.
- C. Consent Calendar of **November 17, 2014**, and **November 24, 2014**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
The consultant team for the New Zoning Ordinance (NZO) has been hired and the City encourages you to stay informed. To receive updates of future meetings regarding the New Zoning Ordinance effort, please subscribe for Notifications of the New Zoning Ordinance at the website dedicated to this effort: www.SantaBarbaraCa.gov/NZO under the "Get Involved" tab. The website now includes the Scope of Work, Schedule, and Public Outreach Program under "Reference Documents."
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM

- 1. MINOR AMENDMENTS TO THE OUTDOOR LIGHTING AND STREETLIGHT DESIGN GUIDELINES**
(3:15) Presenter: Jaime Limón, Senior Planner/Design Review Supervisor.

CONCEPT REVIEW - CONTINUED ITEM**2. 1298 LAS POSITAS RD****A-1 Zone**

(3:25) Assessor's Parcel Number: 047-010-034
Application Number: MST2013-00141
Owner: City of Santa Barbara
Applicant: Elings Park
Architect: Ray Hicks

(Proposal for demolition of the existing 872 square foot office/restroom building at the tennis facility and construction of a new 3,507 square foot multiple-use building that includes a fitness room, cafe kitchen, pro shop, restrooms and office. The project also includes replacement of existing tennis stadium seating and repairs to the existing parking lot. Grading includes 220 cubic yards of cut and 22 cubic yards of fill. Planning Commission review is requested for 2,635 square feet of new non-residential square footage. Parks and Recreation Commission approval will be required for the project.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review. Project was last reviewed on December 9, 2013.)

PROJECT DESIGN REVIEW**3. 604 E COTA ST****C-M Zone**

(4:10) Assessor's Parcel Number: 031-222-001
Application Number: MST2014-00220
Owner: Hammer Properties, LLC
Applicant: Peter Lewis
Architect: Cearnal Andrulaitis

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,221 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 1,996 square feet, with a net gain of 314 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 2,130 square feet on the first floor, 9,045 square feet on the second floor, and 7,050 square feet on the third floor, for a total of 18,225 square feet of new residential floor area. A total of 37 parking spaces and 32 bike parking spaces will be provided on the ground floor. The maximum height of the building is 41 feet. 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 605 square feet.)

(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 October 13, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2217 OAK PARK LN****R-3 Zone**

(4:40) Assessor's Parcel Number: 025-160-009
Application Number: MST2014-00544
Owner: Dawn Close Living Trust
Architect: Native Son Design Studio

(Proposal to construct a new 665 square foot residential unit above a new 1,056 square foot garage/accessory building. The approximately 11,000 square foot parcel is currently developed with two existing one-story residential units (Unit 1 is 1,000 square feet and Unit 2 is 700 square feet) with the existing units to remain unaltered. The project will provide two parking spaces for each unit (three covered, three uncovered) for a total of six spaces. A 62 square foot exterior stair and 341 square foot upper level deck is also proposed. Total development on site will be 3,421 square feet. This project will address violations identified in enforcement case ENF2013-00959.)

(Comments only; requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1623 DE LA VINA ST****R-4 Zone**

(5:15) Assessor's Parcel Number: 027-171-010
Application Number: MST2014-00546
Owner: Sherrie McIver
Owner: Emmet Hawkes, Jr.
Architect: Tom Ochsner
Applicant: Joseph Flynn

(Initial Concept Review of a proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 870 square feet, Unit B at 900 square feet, and Unit C at 848 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 872 square feet.)

(Comments only; requires Environmental Assessment.)

*** THE BOARD WILL RECESS AT 6:00 P.M., AND RECOVENE AT 6:20 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 1120 & 1122 INDIO MUERTO ST****R-3 Zone**

(6:20) Assessor's Parcel Number: 017-291-027
 Application Number: MST2014-00051
 Owner: Edward St George Revocable Trust
 Architect: On Design Architects

(This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (APN 017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. Grading will be balanced on site with 2,210 cubic yards of excavation and 2,210 cubic yards of fill. This project will address violations identified in enforcement case ENF2014-00343.)

(Second Concept Review. Comments only: requires Environmental Assessment. Project was last reviewed on September 29, 2014.)

CONCEPT REVIEW - NEW ITEM**7. 215 PESETAS LN****C-2/SD-2 Zone**

(7:00) Assessor's Parcel Number: 057-203-003
 Application Number: MST2014-00543
 Owner: Sansum Clinic
 Applicant: Sansum Clinic
 Architect: Boulder Associates
 Business Name: Sansum Clinic

(Initial concept review of a proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north and adding a new canopy, adding an accessible entry at the northwest corner of the building and a new entry on the south side of the building. Also proposed is to relocate an existing MRI trailer to the west side of the property, add additional ADA parking spaces, and revise the landscaping.)

(Comments only; requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS