



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

**Note: Special Tuesday meeting date due to observance of the Monday, January 19, 2015, Martin Luther King Holiday.**

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

**TUESDAY, January 20, 2015     David Gebhard Public Meeting Room: 630 Garden Street     3:00 P.M.**

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

**CITY COUNCIL LIAISON:**     DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**     JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**     SHEILA LODGE

**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	Master Application & Submittal Fee - (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.
<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 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.

**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 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:**

- On Thursday, January 15, 2015, 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).
- 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 **January 5, 2015**.
- Consent Calendar of **January 12, 2015**; and **Tuesday, January 20, 2015**.
- Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- Subcommittee Reports.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **1. 6100 HOLLISTER AVE**

**(3:15)** Assessor's Parcel Number: 073-080-065  
 Application Number: MST2015-00004  
 Owner: City of Santa Barbara / Airport  
 Architect: Devicente Mills Holliday Associates

(Conceptual level review of a proposal to demolish an approximately 7,000 square foot building and construct eight new commercial/industrial buildings ranging in size from 5,500 to 8,900 square feet for a total of 54,500 square feet. A separate application is currently under review for another project on this parcel under application MST2014-00619 which includes the demolition of approximately 11 existing buildings and the construction of a new 125,000 square foot building. Planning Commission review is requested for a Development Plan.)

**(Comments only; Requires Environmental Assessment and Planning Commission review.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 211 - 221 SYCAMORE LANE****R-2 Zone****(3:55)**

Assessor's Parcel Number: 017-073-046  
Application Number: MST2014-00592  
Owner: Housing Authority/City of Santa Barbara  
Architect: DesignArc

(Proposal to renovate an existing 20-unit multi-family development on a 1.69 acre parcel. The proposal includes exterior improvements intended to give the buildings a "Spanish Colonial" architectural style, new patios, trash enclosure, fences, landscaping, raised entry stoops, and parking reconfiguration. There will be no new floor area. Staff Hearing Officer review is requested for zoning modifications for minimum distance between buildings and front and interior setbacks. This application replaces expired master application MST2009-00482.)

**(Second Concept Review. Comments only; Requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on December 22, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 926 INDIO MUERTO ST****C-2/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 017-284-003  
Application Number: MST2014-00415  
Owner: IWF SB Gateway, LP  
Architect: Hochhauser Blatter Architecture & Planning

(Proposal to demolish an existing 12,000 square foot commercial building and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 115-120 rooms and a 90 space, semi-subterranean parking lot with supportive amenities. Planning Commission review is requested for a Development Plan, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

**(Comments only; requires Environmental Review and Planning Commission Review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 801 CLIFF DRIVE****R-2/SD-3 Zone**

**(5:15)** Assessor's Parcel Number: 045-250-008  
 Application Number: MST2014-00586  
 Owner: Unknown Dream, LLC  
 Architect: On Design, LLC  
 Applicant: Susan Elledge Planning & Permitting Svcs. Inc. (SEPPS)  
 Applicant: James Cole  
 Landscape Architect: CMLA Landscape Architects

(Proposal to remodel a 97 unit apartment complex consisting of unpermitted improvements and proposed improvements on a 6.72 acre parcel. The unpermitted work includes the removal of 39 mature trees, exterior paint changes, metal building siding, metal window awnings, replacement of irrigation system and new landscaping, concrete pads for picnic and ping-pong tables, bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration restriping, painting, speed bumps, traffic control gate, EV charging stations, bike racks, and mailboxes. Proposed improvements include sidewalk widening along Cliff Drive, re-contouring the perimeter berm and erosion control, new street trees, new perimeter landscaping, new garage doors on five buildings, relocation of the MTD bus stop, additional restoration landscaping and tree mitigation planting, and 2,800 cubic yards of grading excavation. This project requires Planning Commission review for a Coastal Development Permit.)

**(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)**

**\*\* THE BOARD WILL RECESS AT APPROX. 6:10 P.M AND RECONVENE AT 6:30 P.M. \*\***

**CONCEPT REVIEW - CONTINUED ITEM****5. 433 ALAMEDA PADRE SERRA****R-2 Zone**

**(6:30)** Assessor's Parcel Number: 031-391-008  
 Application Number: MST2014-00547  
 Owner: Oliviera Trust, Barton Clemens, Trustee  
 Applicant: Joseph Flynn  
 Architect: Tom Ochsner, Architect

(Proposal to demolish a vacant 1-story, 800 square foot single-family dwelling and construct a new 2-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot 2-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot 2-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.)

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

**PROJECT DESIGN REVIEW****6. 725 OLIVE ST****R-3 Zone****(7:00)**

Assessor's Parcel Number: 031-092-018  
Application Number: MST2014-00112  
Owner: Louis Sanchez  
Designer: Edward Deras

(Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.)

**(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 063-14 and an Environmental Finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on June 23, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**