



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA REVISED AGENDA

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

**Monday, March 2, 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	<p>Master Application &amp; Submittal Fee - (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 &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><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>.</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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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, &amp; 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](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:**

- A. On Thursday, February 26, 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).
- 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 **Tuesday, February 17, 2015**.
- C. Consent Calendar of **February 23, 2015**; and **March 2, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**FINAL REVIEW****1. CITYWIDE CROSSWALKS****P-R Zone**

**(3:15)** Assessor's Parcel Number: 015-060-017  
Application Number: MST2014-00485  
Owner: City of Santa Barbara  
Engineer: Ashleigh Shue, Project Engineer II

(Proposal to modify five existing pedestrian crosswalk locations with new enhanced pedestrian crossing safety features as part of the Highway Safety Improvement Program Crosswalk Enhancements Project. Enhancements vary by site but include curb extensions, new and replaced sidewalk and paving, median refuge islands, new and replaced street lighting poles, pedestrian crossing push-buttons, and dual-sided rectangular rapid flashing beacons. The intersection locations include (1) Cabrillo Boulevard at Anacapa Street, (2) Cabrillo Boulevard at Corona Del Mar, (3) State at Islay Streets, (4) State at Pedregosa Streets, and (5) State at Calle Palo Colorado Streets. The first four intersections are within the Historic Landmarks Commission's jurisdiction, with the fifth location within the Architectural Board of Review's jurisdiction.)

**(Action may be taken if sufficient information is provided. Project was forwarded to Full Board review from Consent Review on February 17, 2015.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 601 ALAMEDA PADRE SERRA****R-2 Zone**

**(3:30)** Assessor's Parcel Number: 031-261-004  
Application Number: MST2014-00422  
Owner: Teri Tuason  
Architect: Frank Rogue

(Proposal for a new 1,478 square foot, 3-story affordable dwelling unit and a 504 square foot, 2-car attached garage on a 7,591 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,141 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the interior setback.)

**(Second Concept Review. Comments only: requires Environmental Assessment and Staff Hearing Officer review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1635 SAN PASCUAL ST****R-3 Zone**

**(4:15)** Assessor's Parcel Number: 043-221-008  
Application Number: MST2015-00049  
Owner: Thomas Woodard

(Proposal for a new two-story 669 square foot detached garage with a 501 square foot dwelling unit on the second floor. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab which was the former carport location. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing Officer review is requested for a zoning modification to provide less than the required parking.)

**(Comments only: requires Environmental Assessment and Staff Hearing Officer review.)**

**FINAL REVIEW****4. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

**(5:00)** Assessor's Parcel Number: 051-032-002  
Application Number: MST2014-00629  
Owner: Dansk Retail, Inc - Travis Lane  
Applicant: FirstElement Fuel, Inc.

(Proposal for a new hydrogen fuel cell dispensing facility to be located at the southern portion of the site of an existing service station. The above-ground hydrogen tank and associated mechanical equipment will reach approximately 12 feet in height. Also proposed is an 8'-0" tall CMU block wall enclosure, security cameras, and light fixtures. No new floor area is proposed.)

**(Action may be taken if sufficient information is received. A Substantial Conformance Determination was made on January 12, 2015. Project was last reviewed on February 2, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 220 W GUTIERREZ ST****C-2 Zone**

**(5:30)** Assessor's Parcel Number: 037-202-006  
Application Number: MST2015-00047  
Owner: Betty Goldberg  
Architect: AB Design Studio, Inc.

(This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Avenue, and 037-202-006 at 220 W. Gutierrez Street. The proposed work on the first parcel includes the demolition of 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet (under building permit application BLD2014-02591) and the construction of 1,898 square feet of floor area, resulting in a net increase of 820 square feet of new non-residential square footage. This project will result in a total development of 5,008 square feet over two parcels totaling 9,450 square feet in size.)

**(Comments only; requires Environmental Assessment and a Public Works permit.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**