



# 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, March 16, 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	<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> - 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 (ADA):** 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, March 12, 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 **Monday, March 2, 2015**.
- C. Consent Calendar of **March 9, 2015**; and **March 16, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

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

#### **1. CITYWIDE**

#### **ROW Zone**

**(3:15)** Assessor's Parcel Number: 000-000-0RW  
 Application Number: MST2015-00099  
 Applicant: Marck Aguilar  
 Owner: City of Santa Barbara

(Concept discussion of proposed amendments to the Architectural Board of Review General Design Guidelines & Meeting Procedures, Part 1, Section 10 to include new project types eligible for staff administrative review and approval.)

**(Comments only.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 927 E HALEY ST****R-2 Zone**

**(3:45)** Assessor's Parcel Number: 031-241-015  
 Application Number: MST2014-00410  
 Owner: Warder Bayly  
 Designer: Diana Costea

(This is a revised project description: Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,186 square foot accessory dwelling unit and 524 square foot 2-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,804 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.)

**(Third Concept Review. Requires Environmental Assessment and a Public Works Transportation waiver of parking design standards. Project was last reviewed on October 13, 2014.)**

**FINAL REVIEW****3. 725 OLIVE ST****R-3 Zone**

**(4:30)** 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.)

**(Requires compliance with Staff Hearing Officer Resolution No. 063-14. Project was last reviewed on January 20, 2015.)**

**FINAL REVIEW****4. 110 S HOPE AVE H****C-2/SD-2 Zone**

**(4:50)** Assessor's Parcel Number: 051-010-014  
 Application Number: MST2014-00581  
 Owner: Macerich Company  
 Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on February 17, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 127 ANACAPA ST****OC/SD-3 Zone**

**(5:10)** Assessor's Parcel Number: 033-082-010  
 Application Number: MST2014-00419  
 Owner: Westside Anacapa, LLC  
 Applicant: Sarah Sorensen  
 Applicant: Tahzay Ramirez, SAC Wireless

(Proposal for a new Verizon Wireless telecommunication facility. The proposal includes a new 10'-0" tall pole-mounted rooftop antenna, of which 4'-0" will project above the existing screen wall at the roof. Also proposed is a new GPS antenna, associated equipment cabinets, relocation of an existing access ladder, and a new meter pedestal to be placed in the public right-of-way on the Yanonali Street frontage. This project will require a Public Works permit after Design Review approvals.)

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

**CONCEPT REVIEW - CONTINUED ITEM****6. 1298 LAS POSITAS RD****A-1 Zone**

**(5:30)** Assessor's Parcel Number: 047-010-034  
 Application Number: MST2015-00071  
 Owner: City of Santa Barbara / Parks & Recreation Department  
 Applicant: Michael Nelson, Executive Director

(This is a revised project description: Proposal to resurface six existing tennis courts at the Las Positas Tennis Facility. Since the courts are presently two shades of green, approval is requested to use specifications prepared by the City of Santa Barbara to resurface the courts with two colors: "US Open Blue" and "Winter Green.")

**(Action may be taken if sufficient information is provided. Forwarded up to the Full Board from Consent Review on February 23, 2015.)**

**CONCEPT REVIEW - NEW ITEM****7. 618 E GUTIERREZ ST****M-1 Zone**

**(5:50)** Assessor's Parcel Number: 031-352-002  
 Application Number: MST2015-00082  
 Owner: Amherst Exchange Corporation  
 Architect: Cearnal Andrulaitis

(Proposal for alterations to an existing one story commercial building. The project will comprise door and window replacements with anodized aluminum products including the replacement of current warehouse doors with glass roll-up doors, 348 square feet of new roofing at the front of the building, changing from existing terracotta tile to corrugated COR-TEN raw metal, a new trash enclosure, new light fixtures, and a new ADA accessible path of travel. No new floor area is proposed.)

**(Action may be taken if sufficient information is received. Requires compliance with the Haley-Milpas Design Manual.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**