



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, May 11, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (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 & 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 folded plans are required at the time of submittal & each time plans are revised.</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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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, & 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. 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 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.

INTERESTED PARTIES. The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.
- c. Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden St. to review the most current plans proposed for the development application.

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. 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, May 7, 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.
- 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 **Monday, April 27, 2015**.
- C. Consent Calendar of **May 4, 2015**; and **May 11, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM**1. 1700 BLK LA VISTA DEL OCEANO AND CITYWIDE ROW Zone**

(3:15) Assessor's Parcel Number: 000-000-0RW
Application Number: MST2015-00224
Owner: City of Santa Barbara
Applicant: City of Santa Barbara, Public Works

(Proposal for a new City standard domus LED post-top streetlight, 12 feet in height. Two of the proposed streetlights would be installed in the 1700 block of La Vista Del Oceano. An original application under MST2008-00105 was reviewed by the ABR in 2008 to update the Outdoor Lighting and Streetlighting Design Guidelines, which were developed by an ABR advisory subcommittee. The Master Plan was approved with specific lighting pole standards. This proposal would add another pole standard for future installations in residential zones throughout the City.)

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

CONCEPT REVIEW - CONTINUED ITEM**2. 1818 CASTILLO ST R-4 Zone**

(3:45) Assessor's Parcel Number: 027-012-023
Application Number: MST2015-00092
Owner: DB Partners, LLC
Architect: Peikert RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two, 2-bedroom units and five, 3-bedroom units, totaling 6,569 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 938 square feet. There will be seven covered parking spaces provided on the ground floor of the building.)

(Second Concept Review. 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 on March 30, 2015.)

CONCEPT REVIEW - CONTINUED ITEM**3. 3344 STATE ST****C-2/SD-2 Zone**

(4:15) Assessor's Parcel Number: 053-324-014
 Application Number: MST2013-00508
 Owner: Everquest Lodge, Inc.
 Applicant: Michael Dykes
 Architect: Paul Zink
 Business Name: Oasis Inn & Suites

(This is a revised project description. Proposal for an addition and alterations to an existing 12,336 square foot, 33-room motel on a 27,780 square foot parcel. The work will include a 1,330 square foot two-story addition, conversion of an existing 370 square foot, 1-car garage to floor area, and conversion of a 620 square foot manager's unit to floor area. Also included is a revised parking layout, trash enclosure, and removal of the existing swimming pool. There will be a total of 260 cubic yards of imported fill dirt but no excavation. This project will address violations identified in enforcement case ENF2013-01400 to approve the as-built conversion of a garage into a guest room and an as-built trellis and raised planters. The project will result in 34 guest rooms plus one caretaker's unit. There are 33 existing permitted parking spaces and 29 spaces are proposed. Staff Hearing Officer review is requested for Development Plan approval, and zoning modifications for setback encroachments and parking.)

(Second Concept Review. Comments only; requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on January 6, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 220 GRAY AVE****OC/HRC-2/SD-3 Zone**

(4:45) Assessor's Parcel Number: 033-054-020
 Application Number: MST2015-00123
 Owner: JG Shalhoob Sr., Family Trust
 Architect: Sherry & Associates
 Applicant: Sherry & Associates

(Proposal for a voluntary lot merger of the lots at 220 Gray Avenue (APN 033-054-020) and 221 Santa Barbara Street (APN 033-054-005) for a new mixed-use project. The proposal includes legalizing 1,660 square feet of as-built one-story additions to the existing 3,755 square foot commercial building which includes two new as-built covered parking spaces, two new bicycle parking spaces, an as-built outdoor dining area, new walls and gates in the public right-of-way, the as-built removal of a one car garage for the residence, and one new uncovered parking space for the existing 1,091 square foot single-family dwelling, which will remain unchanged. Also proposed is a Conditional Use Permit for an as-built parking lot at 224 Gray Avenue (APN033-054-017) with eight new parking spaces to provide the required parking for the commercial portion of the project located at 220 Gray Avenue, and a trash enclosure. Planning Commission review is requested for a Conditional Use Permit and a Zoning Modification. Coastal Review is also required. This project will address violations identified in enforcement case ENF2014-00833.)

(Comments only; project requires Environmental Assessment and Planning Commission review.)

CONCEPT REVIEW - NEW ITEM**5. 400 W PUEBLO ST (COTTAGE HOSPITAL) SP-8 Zone**

(5:15) Assessor's Parcel Number: 025-100-001
 Application Number: MST2015-00203
 Owner: Santa Barbara Cottage Hospital
 Agent: Arcadia Studio

(Proposal to remove approximately 40 existing sidewalk light bollards and install approximately 90 new safety wall lights and light bollards along the back of sidewalks along portions of W. Pueblo, Junipero, and Bath Streets.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 818 OLIVE ST R-3 Zone**

(5:35) Assessor's Parcel Number: 031-031-034
 Application Number: MST2015-00179
 Owner: DeBusk Family Trust
 Architect: Bryan Pollard, AIA

(Proposal to construct a new, detached, 816 square foot one-story dwelling unit and new detached 2-car carport on a 7,965 square foot parcel. Two existing dwelling units totaling 1,850 square feet will remain unchanged. Total development on site will be 3,085 square feet. One 6" diameter avocado tree is proposed to be removed, and a paved trash area is proposed next to the new carport. No grading is proposed outside of the building footprint.)

(Comments only; requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM**7. 1187 COAST VILLAGE RD C-1/SD-3 Zone**

(6:15) Assessor's Parcel Number: 009-291-008
 Application Number: MST2015-00118
 Owner: H & R Investments
 Agent: SEPPS
 Designer: Marie Evan Schumacher
 Business Name: Coast Village Plaza

(Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will comprise a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope so there will be 80 cubic yards of imported fill, and an existing retaining wall will be replaced. There will be an overall reduction of landscaping by 1,013 square feet. Coastal Review is required.)

(Comments only: project requires compliance with City Landscape Design Standards for Water Conservation. Requires Coastal Review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS