



# 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, June 22, 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 <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> . <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.

**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](http://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](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, June 18, 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 **June 8, 2015**.
- C. Consent Calendar of **June 15, 2015; and June 22, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM****1. 525 E YANONALI ST****OM-1/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 017-540-007  
 Application Number: MST2015-00286  
 Owner: City of Santa Barbara  
 Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the city's desalination facility to provide drinking water in response to the extreme drought. The work includes replacement of existing Sea Water Reverse Osmosis modules, refurbishment of water storage tanks, new landscaping, access gate relocations, and upgrades and refurbishment of equipment at the pump station at 420 Quinientos Street.)

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

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

**(4:00)** 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.)

**(Third Concept Review. Comments only; project requires Environmental Assessment and Development Plan Approval findings. Project was last reviewed on November 24, 2014.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. CITYWIDE**

**(4:45)** Assessor's Parcel Number: 099-MSC-0PD  
 Application Number: MST2014-00568  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara/Environmental Services  
 Agent: City of Santa Barbara

(Proposal for a new Public Container Master Plan. Over the next 31 years, the plan will standardize public trash and recycling containers throughout the City by transitioning from 26 style types to four within Landmark Districts, and six within the remaining City areas.)

**(Second Concept Review. Action may be taken if sufficient information is received. Project was last reviewed on December 8, 2014.)**

**CONCEPT REVIEW - NEW ITEM****4. 100 BLK S SOLEDAD ST 1495 SEG ID**

**(5:15)** Assessor's Parcel Number: ROW-001-495  
Application Number: MST2015-00294  
Owner: City of Santa Barbara  
Applicant: Laura Yanez

(Proposal for the Cacique and Soledad Street Pedestrian and Bicycle Bridges and Corridor Improvements Project which will consist of street improvements on Cacique Street from Salinas to Alisos Streets and along Soledad Street from Cacique to Montecito Streets. Improvements will include the removal of the existing dilapidated wood pedestrian bridge along Cacique Street, construction of two pedestrian bicycle bridges along Cacique and Soledad Streets over Sycamore Creek, construction of sidewalks on Soledad and Cacique Streets, adjustment of intersection controls at certain corridor intersections to favor bicycle boulevard movements along Cacique Street, installation of pedestrian and bicycle-oriented lighting throughout the corridor and bridges, and riparian habitat enhancement.)

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

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 806 ALBERTA AVE****R-2 Zone**

**(6:20)** Assessor's Parcel Number: 043-241-012  
Application Number: MST2015-00093  
Owner: Mary Martinez  
Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

**(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 DESIGN REVIEW****6. 220 N SOLEDAD ST****R-2 Zone**

**(7:00)** Assessor's Parcel Number: 017-062-025  
Application Number: MST2015-00126  
Owner: Johanna Brosie  
Applicant: Tom Gilles  
Architect: Don Swann

(Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Four trees are proposed to be removed: one 20' tall Pittosporum, one 20' tall Eugenia, one 25' tall Eugenia, and one 18' tall oak tree. The total proposed development on this parcel will be 2,019 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. Requires Tier 2 SWMP compliance.)**

**PROJECT DESIGN REVIEW****7. 222 N SOLEDAD ST****R-2 Zone**

**(7:20)** Assessor's Parcel Number: 017-062-024  
Application Number: MST2015-00127  
Owner: Johanna Brosie  
Architect: Don Swann  
Applicant: Tom Gilles

(Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Nine trees will be removed: one 25' tall Pittosporum, one 18' tall Oak, five 30'-40' tall Tamarisks, and two 15' tall Tamarisks. The total proposed development on this parcel will be 2,019 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. Requires Tier 2 SWMP compliance.)**

**PROJECT DESIGN REVIEW****8. 1120 & 1122 INDIO MUERTO ST****R-3 Zone****(7:40)**

Assessor's Parcel Number: 017-291-027  
Application Number: MST2014-00051  
Owner: Edward St George Revocable Trust  
Architect: On Design Architects  
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. There will be 11 covered and five uncovered parking spaces. 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. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.)

**(Action may be taken if sufficient information is provided. Project requires Conditions of Approval and an environmental finding for a CEQA Guidelines Section 15183 Exemption, Projects Consistent with the General Plan. Project was last reviewed on November 24, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**