



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, July 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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 plans</u> 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.
PROJECT DESIGN APPROVAL	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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. 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 (805) 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, July 16, 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 **July 6, 2015**.
- C. Consent Calendar of **July 13, 2015**; and **July 20, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

(3:15) Assessor's Parcel Number: 051-240-003
 Application Number: MST2015-00090
 Owner: DCH California Investments, LLC
 Applicant: SEPPS
 Architect: Robert Plant

(Proposal to demolish an existing approximately 15,000 square foot service bay structure and construct a new approximately 39,000 square foot, two-story automobile dealership building. The building will include three automobile showrooms totaling 12,500 square feet, business and automobile parts area totaling 5,500 square feet, enclosed service bays totaling 9,500 square feet, and interior car storage totaling 11,500 square feet. The project includes 168 parking spaces. The subject property is identified as Parcel 2 of a pending subdivision being reviewed under application MST2014-00166. Requires Planning Commission review for two Development Plans.)

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

CONCEPT REVIEW - NEW ITEM**2. 500 FOWLER RD****A-F/SD-3 Zone**

(4:00) Assessor's Parcel Number: 073-450-003
 Application Number: MST2015-00324
 Owner: City of Santa Barbara Airport

(Proposal for new shade canopies to be constructed over approximately one acre of existing parking and topped with a 677 kilowatt commercial photovoltaic system comprising 2,052 panels. The structure will follow the Airport's color design guidelines and will match similar structures in the vicinity in the "Malaga Green" color. Landscaping under the new carport canopies will be replaced with shade- and drought-tolerant landscaping.)

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

CONCEPT REVIEW - NEW ITEM**3. 202 STEARNS WHARF****HC/SD-3 Zone**

(4:30) Assessor's Parcel Number: 033-120-022
 Application Number: MST2015-00327
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Waterfront

(Concept review of a proposal to replace an existing 35 square foot parking attendant kiosk with an 85 square foot, pre-manufactured, ADA compliant kiosk at Stearns Wharf. The project will include an accessible ramp connecting the wharf walkway to the kiosk. Requires Coastal Review in the Permit Jurisdiction of the Coastal Zone.)

(Comments only; Requires Environmental Assessment and a Coastal Development Permit from the California Coastal Commission.)

CONCEPT REVIEW - NEW ITEM**4. 721 CLIFF DR****R-3/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 033-120-025
 Application Number: MST2015-00348
 Owner: Santa Barbara Junior College Dist
 Architect: Roesling Nakamura Terada Architects

(Courtesy Review of a new Campus Center at Santa Barbara City College. The proposal consists of the demolition of an existing 30,384 square foot, two-story building and construction of a new, three-story, 32,384 square foot Campus Center on the east campus.)

(Comments only: Courtesy Review. No approvals will be granted for this project.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 521 CHIQUITA RD****R-2 Zone****(5:30)**

Assessor's Parcel Number: 031-263-003
 Application Number: MST2015-00191
 Owner: Gayle E. Gover, Living Trust
 Architect: Mission Group Architects

(Proposal to add a new residential unit beneath, and to the rear, of an existing two-story single-family dwelling on a 7,174 square foot parcel. The new lower level floor area of 325 square feet will be attached to 483 square feet of remodeled existing basement space, resulting in an 808 square foot attached unit. The existing 1,605 square foot residence at street level will be altered at the rear to add a 225 square foot roof over an existing 153 square foot deck. Also proposed on the existing residence is an expansion of the rear deck by 37 square feet, a new window, new hot tub, and new garage door. The proposal includes two new uncovered parking spaces, permeable turf block paving, fencing, stairs, gate relocation, and minor door and window alterations. There will be 10 cubic yards of grading excavation.)

(Comments only; Requires Environmental Assessment.)

*** THE BOARD WILL RECESS AT 6:15 P.M. AND RECONVENE AT 6:30 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 806 ALBERTA AVE****R-2 Zone****(6:30)**

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.)

(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 June 22, 2015.)

CONCEPT REVIEW - NEW ITEM**7. 4, 10B & 10C W. CALLE LAURELES****C-2/SD-2 Zone****(7:15)**

Assessor's Parcel Number: 051-121-017
Application Number: MST2015-00329
Owner: 7-11-59 Declaration of Trust Agreement
Applicant: Wayne Labrie

(Proposal for repairs and alterations to an existing multi-tenant commercial shopping center. The proposed work includes the replacement of eaves, fascia, rain gutters, and soffits. The existing brick façade will be replaced with a new plaster finish. This current project is proposed for Units 4, 10B & 10C of the complex, with comments requested for the same improvements for the remaining tenant spaces in the future.)

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

CONCEPT REVIEW - CONTINUED ITEM**8. 3771 STATE ST****C-2/SD-2 Zone****(7:30)**

Assessor's Parcel Number: 051-040-049
Application Number: MST2015-00301
Owner: Yun-Pei Yeh
Architect: Armet Davi Newlove & Associates, AIA
Applicant: The Tasty Group
Business Name: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the facade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 6, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS