



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, September 28, 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, September 24, 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 **September 14, 2015**.
- C. Consent Calendar of **September 21, 2015**, and **September 28, 2015**.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

The American Institute of Architects—Santa Barbara Chapter announces the annual ArchitecTours held on October 3, 2015, with the theme “Architecture with a Story,” featuring nine projects with intriguing personal stories of the design obstacles encountered during the processing and building phases.

E. Subcommittee Reports.

Southern California Gas Advanced Meter Subcommittee meeting will be held at 2:00 p.m. in the David Gebhard Public Meeting Room.

DISCUSSION ITEM

1. **ABR MEETING AND DISCUSSION PROTOCOL**

(3:15) Staff: Jaime Limón, Senior Planner

CONCEPT REVIEW - CONTINUED ITEM

2. **6100 HOLLISTER AV**

A-I-1/SP-6 Zone

(3:30) Assessor’s Parcel Number: 073-080-065
 Application Number: MST2014-00619
 Owner: City of Santa Barbara - Airport
 Agent: Suzanne Elledge Planning & Permitting Svc
 Applicant: Direct Relief
 Architect: DMHA

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 152 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing six main buildings and five outbuildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan (SP-6). The project received a designation as a Community Benefit project and an allocation of 80,000 square feet (and reservation of 30,000 square feet) of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

(Second Concept Review. Comments only; requires Environmental Assessment and Planning Commission review. Project was last reviewed on August 3, 2015.)

IN-PROGRESS REVIEW

3. **3714 STATE ST**

C-P/SD-2 Zone

(4:00) Assessor’s Parcel Number: 053-300-023
 Application Number: MST2012-00443
 Owner: KW Fund V-Sandman, LLC
 Applicant: Kenneth Marshall
 Architect: Brian Cearnal
 Agent: John Schuck

(Revision to the previously approved mixed-use development at the former Sandman Inn site [MST2007-00591; City Council Resolution No. 10-020]. The revised project involves the demolition of the existing 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

(In-Progress review of changes to tree relocation and removal plan. Project requires compliance

with Planning Commission Resolution No. 008-14. Project was last reviewed on September 14, 2015.)

CONCEPT REVIEW - CONTINUED ITEM

4. 15 S HOPE AVE

C-2/SD-2 Zone

(4:30)

Assessor's Parcel Number: 051-040-058
 Application Number: MST2015-00010
 Owner: Johnman Holding, LLC
 Architect: R & A Architecture + Design, Inc.
 Agent: Dudek

(This is a revised project description: Proposal to demolish an existing 8,368 square foot commercial building and construct a four-story mixed-use development with an underground parking garage. New development would consist of 780 square feet of commercial space on the ground level and 48 residential units totaling approximately 39,015 square feet. There would be six commercial parking spaces and 48 residential spaces. This project is being reviewed under the Priority Housing Overlay of the Average Unit Size Density (AUD) Incentive Program. Planning Commission Concept Review is required.)

(Third Concept Review. Comments only; requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review. Project was last reviewed on August 31, 2015.)

CONCEPT REVIEW - CONTINUED ITEM

5. 121 E MASON ST

OC/SD-3 Zone

(5:00)

Assessor's Parcel Number: 033-084-005
 Application Number: MST2014-00115
 Architect: Dan Weber
 Owner: Somo Sb, LLC

(This is a revised project description: Proposal for a four-story, mixed-use development with a tentative subdivision map for apartments and commercial condominiums. The residential portion of the project consists of 125 apartments with an average unit size of 617 square feet, including 10 units of affordable to low-income households. The proposed density is 166% greater than the base density of 47 studios provided by the Variable Density Program. The non-residential portion of the project consists of 13,580 square feet of retail and restaurant uses and 9,144 square feet of light industrial/manufacturing arts-related uses. Proposed public improvements include conversion of Gray Avenue/Mason Street and Santa Barbara Street to one-way circulation, new on-street parking, and valet service on Gray Avenue. A Parking Modification is requested to provide 179 parking spaces rather than the parking required by code. The project includes requests for two concessions/incentives per State Density Bonus Law: (1) to provide 61 additional apartments beyond the 17 required under State Density Bonus Law and (2) to allow for additional bedrooms. The project also requests the following Development Standard Reductions per State Density Bonus Law: (1) to allow a four-story development, (2) to increase the maximum height limit from 45 feet to 56 feet, and (3) to allow the required common outdoor living space to be located above grade. Planning Commission review is required.)

(Third Concept Review. Requires Compatibility Criteria Analysis, Environmental Assessment, and Planning Commission review. Project was last reviewed September 14, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1221 COAST VILLAGE RD****C-1/SD-3 Zone**

(5:30) Assessor's Parcel Number: 009-291-013
Application Number: MST2015-00412
Owner: CVC Group, LP
Applicant: Verizon Wireless
Architect: SAC Wireless, LLC
Engineer: Tahzay Ramirez, PE

(Proposal for a new Verizon Wireless telecommunications facility comprising nine 6'-0" tall antennas and associated equipment to be co-located with existing wireless equipment. The antennas will be screened behind new 7'-0" tall fiberglass screen walls proposed to match the color and texture of the existing building. The address of this parcel is 1221 Coast Village Road, but the area of work fronts Coast Village Circle.)

(Requires No Visual Impact Findings. Action may be taken if sufficient information is received.)

CONCEPT REVIEW - CONTINUED ITEM**7. 1200 BLK CLIFF DR**

(5:50) Assessor's Parcel Number: ROW-003-156
Application Number: MST2015-00334
Applicant: Verizon Wireless

(Proposal for a new wireless communications facility. The project includes a new antenna to be mounted on top of an existing utility pole located within the City right-of-way on the south side of Cliff Drive near Vista Pacifica. The antenna will increase the height of the utility pole from 28'-6" to 31'-0". Also proposed is a new equipment cabinet to be mounted on a concrete pad, new remote radio units and GPS mounted on a new H-frame, new hand hole, and co-axial cable. The area of work will be 3'-6" x 13'-0" and the ground equipment will be screened by a chain-link fence with green slats. A Public Works encroachment permit is being tracked separately under PBW2015-00514.)

(Second Concept Review. Requires No Visual Impact Findings. Action may be taken if sufficient information is provided. Project was last reviewed on August 17, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS