



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

REVISED

AGENDA

(Please review the revised start times for each item.)

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES**

Monday, November 9, 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 <u>folded plans</u> 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 (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, November 5, 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 **October 26, 2015**.
- C. Consent Calendar of **November 2, 2015**, and **November 9, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 225 E HALEY ST****C-M Zone**

(3:15) Assessor's Parcel Number: 031-202-012
Application Number: MST2015-00418
Owner: Iglesia Del Dios Vivo
Architect: Jyl Ratkevich

(Proposal for a minor reduction of floor area and alterations to an existing 1,781 square foot church. The project includes raising the one story roof at the front of the building to align with the second floor roof at the rear, the demolition of 44 square feet of floor area on the west elevation, and the addition of 17 square feet of floor area on the south elevation facing E. Haley Street. Also proposed are alterations to windows and doors, decorative details, and an extension of the stair landing over the forced air unit cabinet at the rear. A project approved under master application MST2011-00310 is currently under construction under building permit application BLD2012-01010.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 31, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1600 BLK CLIFF DR near PAYERAS**

(3:45) Assessor's Parcel Number: ROW-002-346
Application Number: MST2015-00514
Contractor: Verizon Wireless
Applicant: Verizon Wireless
Business Name: City of Santa Barbara
Architect: SAC Wireless

(Proposal for a new small cell wireless communication installation for Verizon Wireless on the south side of Cliff Drive. The proposal includes a new arm-mounted, 24" tall cylindrical antenna to be mounted on an existing 34' tall utility pole and an equipment cabinet to be located within a wood fence enclosure adjacent to the utility pole within the public right-of-way. A Public Works encroachment permit is being processed under application PBW2015-01120.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1600 BLK LAGUNA STREET**

(4:15) Assessor's Parcel Number: ROW-000-844
Application Number: MST2015-00523
Owner: City of Santa Barbara Public Works
Applicant: Core Development Services
Business Name: Verizon Wireless

(Proposal for a new small cell wireless communication facility for Verizon Wireless near the corner of Laguna and E. Valerio Streets. The proposal includes a 2'-4" tall antenna to be installed at the top of an existing 30' utility pole, with associated equipment to be installed on the side of the pole. Also proposed is a meter pedestal and equipment enclosure adjacent to the pole within the public right-of-way. A Public Works encroachment permit is being processed under application PBW2015-00632.)

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

CONCEPT REVIEW - CONTINUED ITEM**4. 251 S HOPE AVE****E-3/PD/SP-4/SD-2 Zone**

(5:00) Assessor's Parcel Number: 051-240-008
Application Number: MST2014-00142
Owner: Housing Authority of the City of Sb
Architect: Peikert + RRM Design Group
Applicant: Housing Authority of the City of Santa Barbara

(Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income frail, elderly residents under the Average Unit-Size Density (AUD) Incentive Program on a 1.76 acre lot adjacent to Arroyo Burro Creek. The project includes 89 studio apartments, one-bedroom manager's unit, commercial kitchen, dining facilities, and common areas (lobby/reception area, conference room, offices, gift shop, salon, gym, and activity room). The total building area is 56,735 square feet (gross). The average unit size is 332.5 square feet. A total of 34 vehicular and 5 bicycle parking spaces are proposed. Planning Commission approval is requested for a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. A Planning Commission recommendation to City Council is requested for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as additional uses in Area A-2 and a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3 (One-Family Residence Zone) to R-3 (Limited Multiple-Family Residence Zone).)

(Second Concept Review. Comments only; requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review. Project was last reviewed on April 14, 2014.)

THE BOARD WILL RECESS AT APPROX. 5:45 P.M., AND RECONVENE AT APPROX. 6:05 P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1818 CASTILLO ST****R-4 Zone****(6:05)**

Assessor's Parcel Number: 027-012-023

Application Number: MST2015-00500

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 two-unit, two-story duplex and a 5-unit two- and partial 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 6,609 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 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

(Comments only; requires Environmental Assessment.)**SEE SEPARATE AGENDA FOR CONSENT ITEMS**