



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, January 4, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice-Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
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</u> plans are required <u>at the time of submittal & each time plans are revised.</u></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 Wednesday, December 23, 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. 2016 Election of Chair and Vice-Chair.
- B. 2016 Consent Review Representatives and Subcommittee Appointments.
- C. 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.)
- D. Approval of the minutes of the Architectural Board of Review meeting of **December 21, 2015**.

- E. Consent Calendar of **January 4, 2016**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 133 S SALINAS ST C-P Zone

(3:15) Assessor's Parcel Number: 015-243-009
 Application Number: MST2014-00639
 Owner: Julio Lopez
 Architect: Angeli De Covolo, Inc.

(Proposal for a 672 square foot, one-story addition to an existing 1,122 square foot, one-story, single-family dwelling with a detached two-car garage on an 8,134 square foot parcel. Also proposed is a new 496 square foot attached office building and two new uncovered parking spaces. There will be approximately 45 cubic yards of grading excavation. The project will result in 496 square feet of office floor area and a 1,794 square foot dwelling unit.)

(Action may be taken if sufficient information is provided. Requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

CONCEPT REVIEW - CONTINUED ITEM

2. 601 ALAMEDA PADRE SERRA R-2 Zone

(4:00) Assessor's Parcel Number: 031-261-004
 Application Number: MST2014-00422
 Owner: Teri Tuason
 Architect: Frank Rogue
 Engineer: Lobana Engineering

(This is a revised project description: Proposal for a new 1,326 square foot, three-story affordable dwelling unit and a 523 square foot, two-car attached garage on a 7,405 square foot lot. There is currently an existing two-story, 2,159 square foot dwelling unit and garage on site, which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the interior setback.)

(Fifth Concept Review. Comments only: requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on November 23, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1118 INDIO MUERTO ST****R-3 Zone**

(4:30) Assessor's Parcel Number: 017-291-003
Application Number: MST2015-00537
Owner: Edward St. George Revocable Trust
Architect: On Design, LLC

(This project has been revised from a proposed 1,539 square foot single-family dwelling previously approved by the Single Family Design Board to a two-unit, 2,046 square foot duplex under the Average Unit Density Incentive Program (AUD). Unit 1 will comprise two stories with three bedrooms and 1,371 square feet. Unit 2 will comprise a second story above the existing 413 square foot two-car garage, with two bedrooms and 640 square feet. The proposal includes a 35 square foot ground-floor addition to the garage, bringing the garage to 448 square feet, and providing bicycle parking and one covered parking space for each unit. The average unit size will be 1,005 square feet, which is the maximum allowed under the AUD program for this 3,960 square foot parcel with a Medium-High Residential Density of 15-27 dwelling units per acre. The existing 889 square foot single-family dwelling was demolished under separate permit.)

(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.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1600 BLK CLIFF DR NEAR PAYERAS**

(5:15) 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 a locked chain link equipment enclosure to be located down the slope of the embankment beyond the sidewalk within the ROW. There will also be wood access stairs. 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. Project was last reviewed on November 9, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 813 E CARRILLO ST****R-3 Zone****(5:30)**

Assessor's Parcel Number: 029-251-016
 Application Number: MST2015-00602
 Owner: Housing Authority of the City of Santa Barbara
 Architect: RRM Design Group

(Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot two-story house and construction of 16 affordable studio units in 3 two- and three-story buildings, totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a two- and three-story, 589 square foot community center; 387 square foot, two-story manager's unit with attached one-car carport; a 234 square foot manager's office; 89 square foot laundry facility; and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of zoning modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet, and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium-High Density Residential, allowing 15-27 dwelling units per acre.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer Review.)

PROJECT DESIGN REVIEW**6. 1818 CASTILLO ST****R-4 Zone****(6:00)**

Assessor's Parcel Number: 027-012-023
 Application Number: MST2015-00500
 Owner: DB Partners, LLC
 Architect: 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 five-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 2 two-bedroom units and 5 three-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.)

(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 November 9, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS