



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 26, 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: FRANK HOTCHKISS
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KRYSTAL M. VAUGHN, Acting 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 folded plans 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>

PUBLIC HEARING PROCEDURES. The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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 before the agenda item begins. 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. 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.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street 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 at 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:** 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 7543 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 22, 2016, 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 its 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 12, 2016.
- C. Consent Calendar of September 19, and September 26, 2016.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and

appeals.

E. Subcommittee Reports.

PROJECT DESIGN REVIEW

1. 116 E COTA ST

C-M Zone

(3:15) Assessor's Parcel Number: 031-201-003
 Application Number: MST2015-00627
 Owner: Cota Street, LLC
 Architect: Designarc

(This is a revised project description: Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. Under the Average Unit Density Incentive Program, the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area.)

(Sixth review. Revised parking garage access requires new Project Design Approval. Project was last reviewed on June 6, 2016.)

PROJECT DESIGN REVIEW

2. 1200 BLK QUINIENTOS ST 1373 SEG ID

(4:00) Assessor's Parcel Number: ROW-001-373
 Application Number: MST2014-00387
 Owner: City of Santa Barbara
 Landscape Architect: David Black & Associates

(Proposal to replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 36 feet wide and was constructed in 1930. The new single span concrete bridge will be approximately 45 feet long and 52 feet wide with two 12-foot wide travel lanes, two 6-foot wide shoulders, and two 6.5-foot wide sidewalks. The bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

(Action may be taken if sufficient information is received. Project was last reviewed on June 8, 2015.)

PROJECT DESIGN REVIEW**3. 1330 CACIQUE ST****C-P Zone**

(4:30) Assessor's Parcel Number: 017-233-024
 Application Number: MST2016-00119
 Owner: Ornella Faccin
 Applicant: Becker Studios, Inc.
 Applicant: Diana Kelly

(The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies the proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 051-16. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on April 25, 2016.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1028 OLIVE ST****R-3 Zone**

(5:00) Assessor's Parcel Number: 029-230-017
 Application Number: MST2015-00583
 Owner: Adelaida Ortega
 Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provide. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(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. Requires compliance with Staff Hearing Officer Resolution No. 048-16. Project was last reviewed on April 25, 2016.)

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

CONCEPT REVIEW - NEW ITEM**5. 116 ANACAPA ST****OC/SD-3 Zone**

(6:05) Assessor's Parcel Number: 033-083-017
Application Number: MST2016-00398
Owner: Susan Miratti Trust
Architect: Andrulaiti Mixon

(Proposal for a change of use and exterior alterations to an existing 5,733 square foot non-residential building. The project will include converting 2,503 square feet of floor area back to a permitted parking garage, replacing the existing garage doors with glass roll-up doors, new brick veneer on portions of the exterior facade, new paint color, and parking lot restripe to add an ADA-compliant space and path of travel. The project will also include new landscaping pockets, lighting fixtures, bicycle parking, awnings, and a new roof membrane. Project requires Coastal review.)

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

CONCEPT REVIEW - NEW ITEM**6. 2840 DE LA VINA ST****C-P/SD-2 Zone**

(6:35) Assessor's Parcel Number: 051-220-023
Application Number: MST2016-00417
Owner: Storch Family Living Trust
Architect: Ashdown Architecture, Inc.
Business Name: Grocery Outlet Bargain Market

(Proposal for a new facade on the existing Ralph's shopping center. Also proposed are new railings and 28 square feet of concrete sidewalk fill in at the rear truck dock to expand the sidewalk for forklift use. Some of the existing ADA parking spaces will be relocated but the overall number of parking spaces will remain the same. No new floor area is proposed.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS