



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, November 07, 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, 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, November 03, 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 October 24, 2016.
- C. Consent Calendar of October 31, 2016.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and

appeals.

E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 321 E MICHELTORENA ST

R-3 Zone

(3:15)

Assessor's Parcel Number: 027-251-014

Application Number: MST2016-00383

Owner: Hathaway Family Trust

Architect: Acme Architecture

(Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The proposal will include the demolition of 1,408 square feet of impermeable paving and 158 lineal feet of fencing and the construction of a three-story duplex with an attached, 743 square foot, three-car garage at the rear of the site. An existing 1,428 square foot, one-story, three bedroom dwelling unit at the front of the site will remain unaltered. The unit mix will include three, 3-bedroom units (2-bedrooms plus lofts) totaling 3,269 square feet with an average unit size of 1,089 square feet. The proposed density on this 6,664 square foot parcel will be 20 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. The proposal also includes removal of one 47' tall palm tree, one 12' tall Pittosporum tree, and a 64 foot long hedge encroaching onto the public alley. Grading will be balanced on site. This parcel is located within the Lower Riviera Special Design District.)

(Second Concept Review. Comments only; requires Environmental Assessment. Project requires Lower Riviera Special Design District findings of approval. Project was last reviewed on September 12, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 350 HITCHCOCK WAY

E-3/PD/SD-2 Zone

(4:00)

Assessor's Parcel Number: 051-240-003

Application Number: MST2016-00469

Owner: DCH California Investments LLC

Agent: Sepps

Architect: Flex Designs

Business Name: Alfa Romeo

(Proposal to erect a temporary, 3,600 square foot, aluminum and fabric structure to be used for a sales office and showroom, and a 388 square foot restroom trailer, during construction of a permanent building project approved by the Planning Commission under development applications MST2014-00015 and MST2015-00090. The temporary installation will remain in place for approximately 17 months. Project requires Planning Commission approval of a Development Plan.)

(Comments only; requires Environmental Assessment and Planning Commission Review.)

CONCEPT REVIEW - NEW ITEM**3. 3111 STATE ST****P-R/SD-2 Zone**

(4:45) Assessor's Parcel Number: 051-112-018
 Application Number: MST2016-00480
 Owner: City of Santa Barbara Parks and Recreation Department
 Applicant: City of Santa Barbara Parks and Recreation Department

(Proposal for a new fenced, off-leash dog area within MacKenzie Park. The project comprises two phases: Phase I will include the demolition of a vacant 1,700 square foot building, 3,600 square feet of concrete walkways, and 500 linear feet of chain link fencing. The concrete pad for the vacant building will be repurposed as part of the off-leash dog area; Phase II will include the creation of a fenced, 6,300 square foot small dog area and a 16,000 square foot large dog area. The project includes 813 linear feet of chain link fencing, double gated entries, 1,700 square feet of ADA accessible concrete walkways, benches, water bowls, and dog waste dispensers. The project will also include the removal of four trees ranging in height from 10-15 feet including two Kumquats, one Coast Live Oak, and one Strawberry tree. There will also be upgrades to the park entry and new landscaping.)

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

REVIEW AFTER FINAL**4. 3714 STATE ST****C-P/SD-2 Zone**

(5:15) 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
 Landscape Architect: Martha Degasis, AIA

(Revision to the previously approved mixed-use development at the former Sandman Inn site under 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.)

(Review After Final of a change to the approved project to construct a 10-unit building with eight single level units and two, 2-story townhomes in lieu of the approved 10-unit building with eight, 3-story townhomes and two, 2-story townhomes. This change will result in a net reduction of 3,825 square feet in six bedrooms and eight bathrooms. Requires a Substantial Conformance Determination by the Community Development Director. Requires compliance with Planning Commission Resolution No. 008-14.)

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

CONCEPT REVIEW - CONTINUED ITEM**5. 1116 SAN PASCUAL ST****R-3 Zone**

(6:05) Assessor's Parcel Number: 039-202-016
Application Number: MST2016-00359
Owner: Edward St George
Architect: On Design LLC

(This is a revised project description. Proposal for a new residential project using the Average Unit Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 1,629 square foot two-story duplex. An existing 675 square foot single-family dwelling on site will remain unchanged. The residential unit mix will include one, 2-bedroom unit (existing dwelling) and a new 1,629 square foot duplex with two, 2-bedroom, 2-bath units. New Unit B will be 705 square feet and new Unit C will be 925 square feet, with an average unit size of 768 square feet. The proposed density on this 6,880 square foot parcel is 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density 15-27 dwelling units per acre. Private outdoor living space for the new units will be provided in two second floor decks totaling 173 square-feet. There will be a total of three parking spaces provided, two in a 420 square foot, attached two-car garage, and one uncovered space. No grading is proposed. Total development on site will be 2,304 square-feet of floor area. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

(Third Concept Review. Comments only: requires Environmental Assessment. Project was last reviewed on October 24, 2016.)

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

(6:45) Assessor's Parcel Number: 051-220-023
Application Number: MST2016-00417
Business Name: Grocery Outlet Bargain Market
Owner: Storch Family Living Trust
Architect: David Hardister AIA

(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.)

(Second Concept Review. Action may be taken if sufficient information is received. Project was last reviewed on September 26, 2016.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS