



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW AGENDA

Note: Special Tuesday meeting date due to observance of the New Year on Monday, January 2, 2017.

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

Tuesday, January 03, 2017 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:
 KIRK GRADIN
 COURTNEY JANE MILLER
 KEVIN MOORE
 AMY FITZGERALD TRIPP
 DAVID R. WATKINS
 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
 MATTHEW CAMERON, 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 <u>folded</u> 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 4587 or by email at MCameron@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, December 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 December 19, 2016 and special meeting of December 16, 2016.
- C. Consent Calendar of December 19, 2016.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM

1. NEW ZONING ORDINANCE (NZO)

(3:15) Staff: Marck Aguilar, Project Planner
Jaime Limón, Design Review Supervisor

(Staff discussion of new and changed design review approvals proposed in New Zoning Ordinance (NZO). Release of the Draft New Zoning Ordinance for public review is anticipated for early February 2017.)

CONCEPT REVIEW - CONTINUED ITEM

2. 505 W LOS OLIVOS ST

R-3 Zone

(4:00) Assessor's Parcel Number: 025-210-012
Application Number: MST2007-00470
Owner: Westmont College
Architect: RRM Design Group

(THIS IS A REVISED PROJECT: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance. Requires Planning Commission approval of a revised Tentative Subdivision Map.)

(First Concept Review of a revised project. Comments only; requires Environmental Assessment and Planning Commission approval of a revised Tentative Subdivision Map.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 835 E CANON PERDIDO ST****C-2 Zone**

(4:45) Assessor's Parcel Number: 029-312-008
Application Number: MST2016-00531
Owner: Philinda Properties
Architect: RRM Design Group
Applicant: Old Dairy Partners LLC

(Proposal for a three-story, 50-unit multi-family residential development using the Average Unit Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 19,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include 26, 2-bedroom units and 24 studio units with an average unit size of 642 square feet. The proposed density will be 63 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 50 covered parking spaces and 50 covered bicycle spaces. Also proposed is a 1,842 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Grading is yet to be determined. This project requires Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet.)

(Comments only; requires Planning Commission review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1005 N MILPAS ST****R-3 Zone**

(5:45) Assessor's Parcel Number: 029-251-012
Application Number: MST2016-00506
Owner: Steven Dahl
Architect: Banyan Architects

(Proposal for a pre-application consultation review for a new residential project using the Average Unit Density Incentive Program. The project will comprise the demolition of an existing 1,055 single-family dwelling and 270 square foot detached garage and construction of a 3,579 square foot, two- and three-story building housing four residential units. The unit mix will be two, 2-bedroom units and two, 3-bedroom units ranging in size from 881 to 902 square feet, with an average unit size of 894 square feet. The proposed density on this 7,579 square foot parcel will be 23 units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, 15-27 dwelling units per acre. Also proposed are four, 1-car garages, covered bicycle parking, a trash enclosure, and 1,017 square feet of second and third story patio areas. There will be 60 cubic yards of grading excavation and 630 cubic yards of fill dirt.)

(Comments only; requires Environmental Assessment. Project was last reviewed under a pre-application consultation on December 19, 2016.)

*** THE BOARD WILL RECESS FROM 6:15 P.M. TO 6:35 P.M. ***

FINAL REVIEW**5. 1300 BLK E YANONALI ST 1095 SEG ID**

(6:35) Assessor's Parcel Number: ROW-001-095
 Application Number: MST2015-00317
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Public Works
 Engineer: Matt Burgard
 Agent: Craig Drake, Principle Engineer

(Proposal for the E. Montecito Street - E. Yanonali Street Bridge and Pedestrian Improvements Project which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street - E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

(Action may be taken if sufficient information is received. Project was last reviewed on March 14, 2016.)

FINAL REVIEW**6. ROW FROM E CABRILLO TO INDIO MUERTO****C-2/SD-3 Zone**

(7:05) Assessor's Parcel Number: 017-010-065
 Application Number: MST2015-00550
 Owner: James & Joan Dixon
 Owner: City of Santa Barbara Public Works
 Landscape Architect: Aaron Liggett

(Proposal for right-of-way improvements under the Lower Milpas Pedestrian Improvement Project. The proposal includes the installation of 700 linear feet of sidewalk along the east side of S. Milpas Street beginning at E. Cabrillo Blvd. and continuing to the US 101 on/off-ramp north of the Union Pacific Railroad. The project also includes ten new light poles, a center median island, and curb and gutter improvements. An additional sidewalk infill of 565 linear feet is also proposed along Calle Puerto Vallarta, connecting S. Milpas Street to Dwight Murphy Park and the Santa Barbara Zoo. The project will require the relocation of a private driveway into Tri-County Produce as well as a reconfiguration of their parking lot. Improvements will be made on the following streets: S. Milpas Street, Calle Puerto Vallarta, Por La Mar, and Corona Del Mar. Project requires Coastal Review.)

(Action may be taken if sufficient information is received. Project was last reviewed on March 28, 2016.)

PROJECT DESIGN REVIEW**7. 1030 CACIQUE ST****R-3 Zone**

(7:35) Assessor's Parcel Number: 017-252-006
Application Number: MST2016-00225
Owner: Jose Gutierrez
Designer: Flaviano Ramirez

(Proposal for a 231 square foot addition to an existing 574 square foot single-family dwelling and to convert an existing 697 square foot attached garage to a new one-story dwelling unit, resulting in a duplex. A new 434 square foot two-car carport will be constructed, providing two covered parking spaces, and two uncovered spaces will also be provided. One orange tree is proposed to be removed, and no grading is proposed on this 5,000 square foot parcel.)

(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 September 12, 2016.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS