



# 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 30, 2017**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**      KIRK GRADIN, *Chair*  
    AMY FITZGERALD TRIPP, *Vice-Chair*  
    COURTNEY JANE MILLER  
    KEVIN MOORE  
    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](http://www.SantaBarbaraCA.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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, &amp; 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](http://www.SantaBarbaraCA.gov/ABR). If you have any questions or wish to review the plans, please contact Matthew Cameron, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4587 or by email at [MCameron@SantaBarbaraCA.gov](mailto: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](mailto: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](http://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](mailto: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, January 26, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [www.SantaBarbaraCA.gov/ABR](http://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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://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](http://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 January 17, 2017.
- C. Consent Calendar of January 30, 2017.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**CONCEPT REVIEW - CONTINUED ITEM****1. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 017-113-020  
 Application Number: MST2016-00295  
 Owner: American Tradition  
 Agent: Suzanne Elledge  
 Architect: Mike Niemann  
 Architect: R&A Architecture & Design

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application MST2004-00791 and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.)

**(Third Concept Review. Requires Substantial Conformance Determination from the Planning Commission. Project was last reviewed on December 19, 2016.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 1935 BATH ST****R-4 Zone****(4:00)**

Assessor's Parcel Number: 025-352-006  
 Application Number: MST2016-00336  
 Applicant: Gregory Jenkins  
 Owner: James Elizabeth Bastian

(Proposal to permit the as-built conversion of an existing 655 square foot detached garage to an additional dwelling unit on an 8,400 square foot parcel. Current development on site is a 1,228 square foot single-family dwelling and the detached garage. The project will result in a total of two dwelling units and will include the construction of a new 415 square foot two-car carport and a 262 square foot one-car carport, for a total of three covered parking spaces. Also proposed is to permit an as-built arbor at the front lot line. A total of 2,560 square feet of development is proposed. This project will address violations identified in Enforcement case ENF2016-00156 and Zoning Information Report 2016-00040. This project requires Staff Hearing Officer approval for a Zoning Modification to encroach into two required interior setbacks, and to allow three parking spaces instead of the required four.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on December 19, 2016)**

**PRE-APPLICATION CONSULTATION****3. 302 W MONTECITO ST****C-2 Zone**

**(4:45)** Assessor's Parcel Number: 037-232-011  
 Application Number: MST2016-00426  
 Owner: Edward St. George  
 Applicant: On Design LLC  
 Architect: On Design LLC  
 Agent: SEPPS  
 Architect: Interdisci Architecture

(Pre-application consultation of a proposal for a three-story mixed-use development consisting of a boutique hotel, café, art gallery, and mini-storage. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 450 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 29,475 square foot, three-story building containing a 23,750 square foot, 32-room hotel; 850 square foot café; 4,575 square foot mini-storage for the exclusive use of hotel guests; a 300 square foot art gallery that is not accessible to the public but rather experienced from the public right-of-way; and a subterranean parking garage with 52 parking spaces (42 spaces for on-site use and 10 spaces for a new development project to be constructed at 311 W. Montecito Street). Six covered bicycle parking spaces will also be provided. There will be approximately 7,900 cubic yards of grading excavation. Planning Commission approval is required for a project involving a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 29 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.)

**(Comments only. One time review with limited plans presented. Project will require Planning Commission review.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 835 E CANON PERDIDO ST****C-2 Zone**

**(5:30)** 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.)

**(Second Concept Review. Project was last reviewed on January 1, 2017.)**

**CONCEPT REVIEW - NEW ITEM****5. 1600 BLK LAGUNA STREET**

**(6:30)** Assessor's Parcel Number: ROW-000-844  
 Application Number: MST2016-00553  
 Owner: City of Santa Barbara

(Proposal for the installation of a new Verizon Wireless facility consisting of a Cantenna to be installed on top of an existing 30' utility pole within Public Right of Way. Also proposed is the installation of a 4'-8" x 2'-3" equipment pad and new meter and equipment cabinet.)

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

**\* THE BOARD WILL RECESS FROM 7:00 P.M. TO 7:20 P.M \***

**PROJECT DESIGN REVIEW****6. 1005 N MILPAS ST****R-3 Zone**

**(7:20)** Assessor's Parcel Number: 029-251-012  
 Application Number: MST2016-00506  
 Owner: Steven Dahl  
 Architect: Banyan Architects

(Proposal 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. )

**(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 requires Conditions of Approval for the AUD Annual Residents Survey.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 715 BOND AVE****C-2 Zone****(7:40)**

Assessor's Parcel Number: 031-231-015  
Application Number: MST2015-00198  
Owner: Monica Elias Calles-Gonzalez  
Architect: Kevin Moore

(This is a revised project description. Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be 26 dwelling units per acre with a General Plan land use designation of 37-63 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One tree is proposed to be removed from the rear yard.)

**(Second Concept Review. If project is ready for Project Design Approval requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. This project was last reviewed on December 19, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**