



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, February 27, 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

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 plans</u> 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 Matthew Cameron, 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, February 23, 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.
- 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 February 13, 2017 and review of the motion for Item 3: 601 Alameda Padre Serra.
- C. Consent Calendar of February 21, and February 27, 2017.

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

MISCELLANEOUS ITEM

1. CITYWIDE

(3:10) Assessor's Parcel Number: 099-MSC-0PD
 Application Number: MST2017-00059
 Owner: City of Santa Barbara
 Applicant: Planning Division

(Infill Design Guidelines to be inserted into existing ABR General Design Guidelines & Meeting Procedures.)

Recommendation to the City Council for adoption of proposed guidelines.

PROJECT DESIGN REVIEW

2. 600 BLK W ANAPAMU ST 1906 SEG ID

(3:30) Assessor's Parcel Number: ROW-001-906
 Application Number: MST2014-00386
 Owner: City of Santa Barbara

(Proposal to remove and replace the Anapamu Street Bridge over Old Mission Creek. The existing single span bridge is approximately 36 feet wide and 38 feet long and was constructed in 1926. A new single span bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials (AASHTO).)

(Project Design and Final Approval is requested. Project was last heard on August 17, 2015.)

FINAL REVIEW

3. 6100 BECKNELL ROAD

A-I-1/SP-6 Zone

(4:00) Assessor's Parcel Number: 073-080-065
 Application Number: MST2014-00619
 Owner: City of Santa Barbara - Airport Admin.
 Agent: Suzanne Elledge Planning & Permitting
 Applicant: Direct Relief
 Architect: DMHA.

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan (SP-6). The project received a designation as a Community Benefit project and an allocation of 80,000 square feet (and reservation of 30,000 square feet) of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

(Final Approval is requested. Project must be consistent with Planning Commission Resolution No.

011-16. Project was last heard on August 15, 2016.)**ABR-PRE-APPLICATION REVIEW****4. 1236 SAN ANDRES ST****R-3 Zone****(4:25)**

Assessor's Parcel Number: 039-151-001
 Application Number: MST2006-00364
 Owner: Byers Family Trust
 Architect: Kirk Gradin
 Owner: Edward St. George
 Architect: On Design

(This is a one-time, pre-application consultation for a revised residential project using the Average Unit-Size Density Incentive Program. The project will include the demolition of two existing residential units and an accessory structure totaling 1,636 square feet, and the construction of a 3,249 square foot building containing four residential units. The unit mix will be four, three-bedroom units ranging from 1,034 to 1,214 square feet with an average unit size of 1,108 square feet. The proposed density on this 10,000 square foot parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density, 15-27 dwelling units per acre. Also proposed are five covered parking spaces and a total of 225 cubic yards of cut and 25 cubic yards of fill, of which 95 cubic yards will be outside of the building footprint and 50 cubic yards will be exported off site. A Substantial Conformance Determination is requested for an interior setback modification previously granted under Planning Commission Resolution No. 01-08.)

(Comments only, this is a one-time pre-application consultation.)

PROJECT DESIGN REVIEW**5. 414 & 420 E. CARRILLO ST****C-2 Zone****(5:25)**

Assessor's Parcel Number: 029-302-023
 Application Number: MST2016-00174
 Owner: 414 East Carrillo Properties, LLC
 Architect: DesignARC
 Owner: Mark Singer

(Proposal for a new mixed-use project using the Average Unit Density Incentive Program (AUD). The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and a 850 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. There will be 3,145 square feet of landscaping. Staff Hearing Officer review is requested for a zoning modification to provide less than the required number of parking spaces. A shared parking analysis will be provided.)

(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last heard on June 6, 2016.)

CONCEPT REVIEW - NEW ITEM**6. 305 E HALEY ST****C-M Zone**

(6:15) Assessor's Parcel Number: 031-211-019
 Application Number: MST2017-00011
 Owner: Price Living Trust
 Architect: Larry Clark

(Proposal for improvements to a 22,500 square foot commercial lot currently developed with two commercial buildings (1 two-story and 1 one-story) totaling 11,000 square feet. Project will include permitting an "as-built" enclosure of an 870 square foot loading dock area that was converted to a storage area. The project also includes new stairs, an ADA ramp, three new parking spaces, one ADA compliant space, a new planter, and the removal of concrete to add landscaping along Haley Street. This proposal will address violations identified in enforcement case ENF2010-000916.)

(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.)

*** THE BOARD WILL RECESS FROM 6:45 P.M. TO 7:05 P.M. ***

CONCEPT REVIEW - NEW ITEM**7. 126 E HALEY ST****C-M Zone**

(7:05) Assessor's Parcel Number: 031-271-026
 Application Number: MST2017-00016
 Owner: 417 Santa Barbara Street Investment
 Architect: Ab Design Studio INC

(Proposed tenant improvement for two commercial buildings sharing a single parcel. Project proposes for the renovation of a 18,683 square foot two-story building and a 11,026 square foot one-story building including a new addition to the outdoor patio, new shade canopy, and to rebuild the existing exterior stairs to comply with ADA. There will be a 513 square foot reduction in overall building area, with an extensive remodel of the facades of both buildings.)

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

ABR-PRE-APPLICATION REVIEW**8. 11 ANACAPA ST****OC/SD-3 Zone**

(7:35) Assessor's Parcel Number: 033-112-010
 Application Number: MST2017-00009
 Owner: Richlor Living Trust
 Architect: Henry Lenny

(One time pre-application consultation for proposed new restaurant in the Coastal Zone. Project includes the conversion of existing fabrication shop for a new 2,521 square-foot restaurant and bar use. A remodel will be done to the front facade of this 11,847 square-foot multi-tenant building, a new 1,834 square-foot dining patio will be built, and the existing parking lot will be reconfigured.)

(Comments only, this is a one-time pre-application consultation.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 422 W PADRE ST****R-3 Zone****(8:10)**

Assessor's Parcel Number: 025-221-018
Application Number: MST2017-00023
Owner: Steve Mountain Family Trust
Architect: Jose Luis Esparza Architect

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise the demolition of an existing one-story single-family dwelling, detached garage, and a shed totaling 1,453 square feet and the construction of a 2,858 square foot multi-family apartment building housing three residential units. The unit mix will be three, two-bedroom units ranging from 883 to 1,020 square feet with an average unit size of 953 square feet. The proposed unit density on this 5,750 square foot parcel will be 23 units per acre on a parcel with a General Plan land use designation of Medium High Density 15-27 dwelling units per acre. Also proposed are three one-car garages totaling 648 square feet. There will be approximately 15 cubic yards of grading excavation.)

(New Project. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS