



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

MARCH 13, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:

Jaime Limón, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: 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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the ABR may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/ABR. 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Matthew Cameron, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email MCameron@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 7543. 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.

NOTE: Agenda schedule is subject to change as cancellations occur.

TELEVISION COVERAGE: This Board's meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos.

APPEALS: Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact 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 10 calendar days of the meeting at which the Board took action or rendered its decision.

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 he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

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 HLC Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Thursday, March 09, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

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 is listed 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. (3.2.4)
- Substitution of plans is not allowed. If 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 SMBC 22.22.180, 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.
- 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.

GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Architectural Board of Review meeting of February 27, 2017.

C. Consent Calendars.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM**1. 3500 MCCAWE AVE****P-R/SD-2 Zone****(3:15)**

Assessor's Parcel Number:	051-230-005
Application Number:	MST2017-00066
Owner:	City of Santa Barbara
Applicant:	Mulligan's Cafe
Architect:	Jan Hochhauser

(Proposal for tenant improvements to the outdoor dining patio of a restaurant. The project comprises the removal of 52 feet of cast iron and the addition of 52 inch tall glass windscreens, three flat screen TVs, and the replacement of three overhead heaters at Mulligan's Cafe and Bar.)

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

PROJECT DESIGN REVIEW**2. 3111 STATE ST****P-R/SD-2 Zone****(3:30)**

Assessor's Parcel Number: 051-112-018
Application Number: MST2016-00480
Owner: City of Santa Barbara Parks & Recreation Department
Applicant: Parks & 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.)

(Project Design Approval is requested. Project was last reviewed on November 7, 2016.)

PROJECT DESIGN REVIEW**3. 402 S HOPE AVE****E-3/P-D/SD-2 Zone****(3:50)**

Assessor's Parcel Number: 051-240-017
Application Number: MST2015-00603
Owner: Santa Barbara Auto Group
Contractor: Lusardi Construction Company
Business Name: BMW/Audi

(Proposal for a 4,257 square foot one story addition to an existing 42,551 square foot commercial building for the BMW/Audi dealership. An exterior remodel of the existing one and two story building is also proposed. There will be no grading or parking lot changes on this 4.37 acre parcel. A Community Benefit allocation of nonresidential floor area was approved by City Council on January 12, 2016. Planning Commission approval of two Development Plans is required.)

(Project Design Approval is requested.)

CONCEPT REVIEW - NEW ITEM**4. 3891 STATE ST****C-2/SD-2 Zone**

(4:15) Assessor's Parcel Number: 051-022-035
 Application Number: MST2016-00147
 Owner: Watabun USA, Inc.
 Architect: Designarc
 Landscape Architect: Hyphae Design Laboratory

(Proposal for a new mixed-use project using the Average Unit Density Incentive Program (AUD). The proposal includes the demolition of an existing two-story, 30,000 square foot commercial retail building and the construction of a new four-story mixed-use development including 85 residential units and 11,065 square feet of commercial floor area. The residential unit mix will include 12, 1-bedroom units, 68, 2-bedroom units, and 5, 3-bedroom units, with an average size of 811 square feet. The proposed density on this 1.36 acre parcel will be 63 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/High Residential 49-63 dwelling units per acre in the Priority Housing Overlay. There will be a total of 192 parking spaces, including 126 covered residential spaces and 66 covered commercial spaces. Grading excavation will comprise 22,250 cubic yards. There will be 7,625 square feet of landscaping on all levels, and a 12,995 square foot roof deck with swimming pool. Planning Commission review is required.)

(Comments only; requires Environmental Assessment and Planning Commission review. Project was last reviewed in an ABR pre-application consultation on April 25, 2016.)

CONCEPT REVIEW - CONTINUED ITEM**5. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

(4:55) 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.)

(Fourth Concept Review. Requires Substantial Conformance Determination from the Planning Commission. Project was last reviewed on January 30, 2017.)

CONCEPT REVIEW - NEW ITEM**6. 00 BLK S VOLUNTARIO STREET 1517 SEG ID**

(5:30) Assessor's Parcel Number: ROW-001-517
Application Number: MST2017-00065
Owner: City of Santa Barbara
Agent: City of Santa Barbara

(Proposed pedestrian improvements at the intersection of Carpinteria Street and Voluntario Street. Project is comprised of a decrease in street width at pedestrian crossings, replacement of existing concrete, movement of an existing bus stop, ADA upgrades, and an expansion to curbside planters. Also proposed are 49 new streetlights on N. Voluntario Street, N. Soledad Street, and Cacique Street.)

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

PROJECT DESIGN REVIEW**7. 325 W ANAPAMU ST****R-4 Zone**

(5:50) Assessor's Parcel Number: 039-212-004
Application Number: MST2016-00101
Owner: Cynthia Howard
Architect: Cearnal Collective LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 5,633 square foot, two-story residential apartment building housing 9 rental units. Also proposed is a 3,464 square foot carport with 10 parking spaces, 10 covered bicycle parking spaces, and a 129 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees. Under AUD, the average unit size is 626 square feet, with a maximum allowed of 970 square feet. The proposed residential density is 40.9 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay.)

(Project Design Approval is requested. Project was last reviewed on January, 17 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1412 CASTILLO ST****R-4 Zone****(7:00)**

Assessor's Parcel Number: 039-052-024
Application Number: MST2016-00529
Owner: Charles & Sylvia Butler Revocable Trust
Architect: Craig Goodman

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise the addition of a 45 square foot bathroom to an existing 944 square foot residential unit and a 1,543 square foot second story to "Building B", as well as the permitting one 498 square foot "as-built" residential unit. Unit mix will be four, three-bedroom units and one, one-bedroom unit ranging from 498 to 1,396 square feet with an average unit size of 805 square feet. The proposed density on this 8,173 square foot parcel will be 27 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. Also proposed are four tandem spaces in an 894 square foot addition to the existing garage, and two uncovered spaces. Project will address violations identified in enforcement case ENF2016-01132.)

(Comments only; project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS