



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

MARCH 27, 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: These meetings will be 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 23, 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 March 13, 2017.

C. Consent Calendars.

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

E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 100 ADAMS RD****A-F/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 073-450-003
Application Number: MST2013-00379
Owner: City of Santa Barbara
Applicant: BHFS

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vactor Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 6, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 100 ADAMS RD****A-F/SD-3 Zone**

(3:35) Assessor's Parcel Number: 073-450-003
Application Number: MST2017-00094
Owner: City of Santa Barbara
Applicant: BHFS

(Proposal for a new administration building for the Goleta West Sanitary District. Project is comprised of the demolition of 1,353 square feet existing garage and shop space and the construction of a 3,298 square foot administration building. Also proposed are site improvements including a veranda, courtyard, landscaping, reconfigured parking to include 22 parking spaces, and four new bike parking spaces. Project requires Coastal Review.)

(Comments only. Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2700 BLK DE LA VINA ST 558 SEG ID**

(4:05) Assessor's Parcel Number: ROW-000-558
Application Number: MST2017-00041
Owner: City of Santa Barbara

(Proposal for the replacement of the De La Vina Bridge Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation, construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or Pedestrian lighting and crossing improvements.)

(Comments Only. Project requires Environmental Assessment.)

REVIEW AFTER FINAL**4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone****(4:30)**

Assessor's Parcel Number: 009-230-043
Application Number: MST2004-00493
Architect: Jeff Gorrell
Applicant: John Price
Owner: Olive Oil & Gas L P

(This is a revised project description. Project has been revised as follows: Proposed height of project has increased from 35'-6" to 36'-7", units have been reconfigured and reduced in number from six to five, outdoor space has been reconfigured, and the exterior façade has been altered. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084. Project requires Planning Commission review for a Substantial Conformance Determination.)

(Comments Only. Project requires Planning Commission review. Project was last reviewed on June 8, 2016.)

ABR-PRE-APPLICATION CONSULTATION**5. 219 E HALEY ST****C-M Zone****(5:00)**

Assessor's Parcel Number: 031-202-014
Application Number: MST2016-00078
Owner: Price Living Trust
Architect: Greg Christman

(This is a one-time pre-application consultation. Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 13, 2-bedroom, units and 19, 1-bedroom units and four studios, totaling 26,095 square feet, with an average unit size of 737 square feet. Also proposed are two commercial spaces totaling 2,077 square feet. Total development on site will be 31,151 square feet. The proposed density on this 25,113 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 36 covered parking spaces for the residential units and eight covered parking spaces for the commercial area, with 44 spaces required. Grading is yet to be determined. Planning Commission review is required.)

(Comments Only.)

CONCEPT REVIEW - CONTINUED ITEM**6. 422 W PADRE ST****R-3 Zone**

(5:30) 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.)

(Comments only. Project requires Environmental Assessment. Project was last reviewed on February 27, 2017.)

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

(5:55) Assessor's Parcel Number: 031-271-026
Application Number: MST2017-00016
Owner: 417 Santa Barbara Street Investment
Architect: Ab Design Studio INC

(Proposal for a remodel of two commercial buildings sharing a single parcel. Project proposes for the demo-remodel 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. Item was last reviewed on February 27, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 707 KIMBALL AVE****M-1/SD-3 Zone****(6:15)**

Assessor's Parcel Number: 017-161-006
Application Number: MST2017-00052
Owner: Nopal Investment Company, LLC
Architect: Edwards Pitman Architects

(Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single family dwellings will be demolished under separate permit. This project requires Staff Hearing Officer review for a Coastal Development Permit.)

(Comments only. Project requires Staff Hearing Officer review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS