



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

APRIL 10, 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, April 6, 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 27, 2017.

C. Consent Calendars of April 3 and April 10, 2017.

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

E. Subcommittee Reports.

REVIEW AFTER FINAL**1. VARIOUS LOCATIONS IN THE OC ZONE****OC/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 017-022-003
 Application Number: MST2014-00017
 Owner: SB6 Group LLC
 Applicant: Marcello Ricci, Arts Fund Santa Barbara

(Proposal for a neighborhood-wide art and mural program in the Funk Zone. The approximate project area is bounded by Highway 101, Helena Street, Santa Barbara Street, and E. Cabrillo Boulevard.)

(Review After Final of additional sculpture to be located at 116 Yanonali Street.)

FINAL REVIEW**2. 116 E COTA ST****C-M Zone****(3:30)**

Assessor's Parcel Number: 031-201-003
 Application Number: MST2015-00627
 Owner: Cota Street, LLC
 Architect: DesignARC

(This is a revised project description for a project using the Average Unit-Size Density Incentive Program (AUD): Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. The proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this parcel with a General Plan Land Use designation of Medium-High Density within the Priority Housing Overlay area.)

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

FINAL REVIEW**3. 321 OCEANO AVE****R-2/SD-3 Zone****(3:55)**

Assessor's Parcel Number: 045-071-003
Application Number: MST2015-00347
Owner: Brad and Cynthia Frohling Living Trust
Architect: ACME Architecture

(This project has been revised from three to two new dwelling units. The current proposal is to construct a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached two-car garage, and a 2,037 square foot unit with a 443 square foot attached two-car garage. Related site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564-square foot project site is currently developed with a 1,186-square foot one-story single family dwelling, including a 228 square foot attached two-car garage, which will be demolished.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution 077-16.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 125 E GUTIERREZ ST****C-M Zone****(4:20)**

Assessor's Parcel Number: 031-271-012
Application Number: MST2016-00056
Owner: Michael and Lisa Schlagel
Architect: Ferguson Ettinger Architects

(Proposal for a new residential building using the Average Unit-Size Density Incentive Program (AUD). Project consists of the demolition of a 1,100 square foot single family dwelling and detached 220 square foot garage, and the construction of 7,142 square foot, three-story building containing seven residential units. Unit mix will consist of 6 two-bedroom units and 1 one-bedroom unit ranging from 625 to 974 square feet with an average unit size of 815 square feet. The proposed density for this 7,050 square foot lot is 44 dwelling units per acre on a parcel within the Priority Housing Overlay, which allows 37-63 dwelling units per acre. Also proposed are nine covered parking spaces, and seven covered bike spaces.)

(Comments Only. Project requires Environmental Assessment.)

CONCEPT REVIEW - CONTINUED ITEM**5. 601 ALAMEDA PADRE SERRA****R-2 Zone**

(4:55) Assessor's Parcel Number: 031-261-004
 Application Number: MST2014-00422
 Owner: Teri Tuason
 Engineer: Lobana Engineering
 Designer: Frank Rogue

(This is a revised project description: Proposal for a new 1,326 square foot, three-story affordable dwelling unit and a 523 square foot, two-car attached garage on a 7,405 square foot lot. There is currently an existing two-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing Officer review is requested for a lot area modification, an open yard modification, and a zoning modification to encroach into the required front setback.)

(Eighth Review. Comments Only. Project requires review by Staff Hearing Officer.)

CONCEPT REVIEW - CONTINUED ITEM**6. 302 W MONTECITO ST****C-2 Zone**

(5:40) Assessor's Parcel Number: 037-232-011
 Application Number: MST2016-00426
 Owner: Edward St. George
 Agent: SEPPS
 Applicant: On Design LLC
 Architect: On Design LLC
 Architect: Interdisciplinary Architecture

(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.)

(Second Concept Review. Comments Only. Project requires Planning Commission review.)

*** THE BOARD WILL RECESS FROM 6:20 TO 6:40 P.M. ***

PROJECT DESIGN REVIEW**7. 813 E CARRILLO ST****R-3 Zone****(6:40)**

Assessor's Parcel Number: 029-251-016
 Application Number: MST2015-00602
 Owner: Housing Authority of the City of Santa Barbara
 Architect: RRM Design Group

(Proposal for a project under the Average Unit Size-Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot two-story house and construction of 16 affordable studio units in three two- and three-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a two- and three-story, 589 square foot community center, 387 square foot, two-story manager's unit with attached one-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution 018-17.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1108 OLIVE ST****R-3 Zone****(7:05)**

Assessor's Parcel Number: 029-180-012
 Application Number: MST2017-00108
 Owner: Andre R Schneider
 Architect: Bryan Pollard

(This is a revised project description: Proposal for various additions to a one-story single family residence to convert into a two-story duplex. Project is comprised of the construction of a two-story 1,529 square foot dwelling unit at the rear of the parcel as well as an 874 square foot second story addition to an existing 1,292 square foot single-family residence. Unit mix will include 1 four-bedroom unit and 1 three-bedroom unit. Also proposed are 2 two-car attached garages ranging from 401 to 520 square feet.)

(Comments Only. Project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS