



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

MAY 8, 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 meeting 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 ABR Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Thursday, May 4, 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 **April 24, 2017**.C. Consent Calendar of **May 1** and **May 8, 2017**.

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

E. Subcommittee Reports.

FINAL REVIEW**1. 321 E MICHELTORENA ST****R-3 Zone****(3:15)**

Assessor's Parcel Number: 027-251-014
Application Number: MST2016-00383
Owner: Hathaway Family Trust
Architect: ACME Architecture

(Proposal for a new multi-family development using the Average Unit-Size Density Incentive Program (AUD). The proposal will include the demolition of 1,408 square feet of impermeable paving and 158 lineal feet of fencing and the construction of a two-story duplex with an attached, 743 square foot, three-car garage at the rear of the site. An existing 1,428 square foot, one-story, three bedroom dwelling unit at the front of the site will remain unaltered. The unit mix will include 1, three-bedroom unit and 2, two-bedroom units totaling 3,097 square feet, with an average unit size of 1,032 square feet. The proposed density on this 6,664 square foot parcel will be 20 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. The proposal also includes removal of one 47 foot tall palm tree, one 12 foot tall Pittosporum tree, and a 64 foot long hedge encroaching onto the public alley. Grading will comprise 10 cubic yards of excavation and 60 cubic yards of fill dirt. This parcel is located within the Lower Riviera Special Design District.)

(Action may be taken if sufficient information is provided. Item was last reviewed on December 5, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 414 W LOS OLIVOS ST****R-3 Zone**

(3:45) Assessor's Parcel Number: 025-171-043
Application Number: MST2017-00163
Owner: Pat Farwell, Farwell Trustee
Applicant: Dennis Thompson

(Proposal for a new residential unit using the City's Average Unit-Size Density Incentive Program (AUD). The project consists of the demolition of an existing two-car garage, as well as 58 square feet at the rear of the existing duplex and construction of a 1,290 square foot addition to the rear of the existing duplex containing a 630 square foot three-car garage and a 660 square foot second story residential unit. Unit mix will include 3, one-bedroom units ranging in size from 648 to 836 square feet with an average unit size of 715 square feet. The proposed density for this 5,234 square foot lot is 27 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, which allows for 15-27 dwelling units per acre. Also proposed is a new trash enclosure, new private outdoor living spaces to be enclosed with fences and gates, and replacement and reconfiguration of the existing driveway.)

(Comments only. Project requires Environmental Assessment.)

PROJECT DESIGN REVIEW**3. 325 W ANAPAMU ST****R-4 Zone**

(4:20) 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-Size 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 4,812 square foot, two-story residential apartment building housing eight rental units. Unit mix will include 8, one-bedroom units ranging in size from 557 to 693 square feet with an average unit size of 600 square feet. The proposed residential density is 37 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. Also proposed are a 2,687 square foot carport with eight parking spaces, eight covered bicycle parking spaces, and a 144 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees.)

(Action may be taken if sufficient information is provided. Project requires finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project. Item was last heard March 13, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2017 BATH ST****R-4 Zone**

(4:55) Assessor's Parcel Number: 025-292-014
Application Number: MST2017-00146
Owner: Drew Rudman
Owner: Deanne Rudman

(Proposal for the conversion of a single family residence into a short-term rental. Project is comprised of the conversion of a 1,260 square foot one-story, three-bedroom single family residence into commercial hotel floor space. Exterior changes include the replacement of a 951 square foot gravel driveway with permeable pavers, and the removal of a driveway gate at the northeast property line. No changes are proposed for the existing structures. Project requires Development Plan Approval findings.)

(Continued from April 24, 2017 Consent agenda. Action may be taken if sufficient information is provided. Project requires Development Plan Approval findings, as well as findings that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1312 E GUTIERREZ ST A****R-2 Zone**

(6:00) Assessor's Parcel Number: 031-392-003
Application Number: MST2017-00156
Owner: Jasen Bodie Nielsen
Applicant: Burke Design

(Proposal for an addition to an existing duplex. Project comprises 549 square feet of second floor additions to an existing 2,084 square foot, two-story duplex. Proposal includes enclosing the second floor entry walk, stairs, and landing into 127 square feet of habitable space, and construction of 422 square feet of additional living space, a 280 square foot upper level deck, and a new two-car carport. Alterations are also proposed for an existing driveway gate, landscaping, and the existing parking areas.)

**** Item postponed at applicant's request. ****

SEE SEPARATE AGENDA FOR CONSENT ITEMS