



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

MAY 22, 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 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. 4572. 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 18, 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 **May 8, 2017**.C. Consent Calendar of **May 15** and **May 22, 2017**.

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

E. Subcommittee Reports.

DISCUSSION ITEM – REQUEST FOR RECONSIDERATION**1. 2017 BATH ST R-4 Zone**

(3:10) Assessor's Parcel Number: 025-292-014
Application Number: MST2017-00146

(Discussion of request by Chair Kirk Gradin for possible reconsideration of the May 8, 2017 denial decision. Debate is limited to the question of whether or not there is a majority of the Board interested in reconsidering the matter.)

CONTINUED CONCEPT REVIEW**2. 2017 BATH ST R-4 Zone**

(3:15) 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.)

(Project will be reviewed only if reconsideration vote is affirmed. 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.)

PROJECT DESIGN REVIEW**3. 505 W LOS OLIVOS ST****R-3 Zone**

(3:30) Assessor's Parcel Number: 025-210-012
Application Number: MST2007-00470
Owner: Westmont College
Architect: RRM Design Group

(THIS IS A REVISED PROJECT: The Planning Commission approved a 13-unit condominium project, which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of 9 new three-bedroom units and 1 new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into 2 three-bedroom and 1 two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four-unit apartment building that was to be converted and build 3 new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle-income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance. Requires Planning Commission approval of a revised Tentative Subdivision Map.)

(Action may be taken if sufficient information is provided. Project was last reviewed on January 1, 2017.)

CONCEPT REVIEW - CONTINUED ITEM**4. 302 & 308 W MONTECITO ST****C-2 Zone**

(4:00) Assessor's Parcel Number: 037-232-011, 037-232-002
 Application Number: MST2016-00426
 Owner: Edward St. George
 Agent: SEPPS
 Applicant: On Design, LLC
 Architect: On Design, LLC
 Architect: Interdisciplinary Architecture, Inc.

(Proposal for a three-story mixed-use development consisting of a boutique hotel, commercial space, and public art gallery. 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 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 56,302 square foot, three-story building containing a 16,447 square foot, 32-room hotel; 1,869 square foot commercial component; an 847 square foot public art and a 24,266 square foot 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). Eighteen covered bicycle parking spaces will also be provided. There will be approximately 7,900 cubic yards of grading excavation. Planning Commission approval is required, as this project involves 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.)

(Third Concept Review. Comments only. Project requires review by Planning Commission. Project was last reviewed on April 24, 2017.)

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

(4:40) Assessor's Parcel Number: 017-113-020
 Application Number: MST2016-00295
 Owner: American Tradition
 Agent: Suzanne Elledge
 Architect: DMHA

(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.)

(Sixth Concept Review. Comments Only. Project requires Substantial Conformance Determination by Planning Commission. Project was last reviewed on April 24, 2017.)

PROJECT DESIGN REVIEW**6. 2840 DE LA VINA ST****C-P/SD-2 Zone**

(5:10) Assessor's Parcel Number: 051-220-023
Application Number: MST2016-00417
Owner: Storch Family Living Trust
Architect: David Hardister
Business Name: Grocery Outlet Bargain Market

(Proposal for a new façade on the existing Ralph's shopping center. Also proposed are new railings and 28 square feet of concrete sidewalk fill in at the rear truck dock to expand the sidewalk for forklift use. Some of the existing ADA parking spaces will be relocated, but the overall number of parking spaces will remain the same. No new floor area is proposed.)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 24, 2017.)

PROJECT DESIGN REVIEW**7. 208 OCEANO AVE****R-2/SD-3 Zone**

(5:40) Assessor's Parcel Number: 045-074-007
Application Number: MST2016-00023
Owner: Tantri, LLC
Architect: Craig Goodman

(Proposal for major remodel, partial demolition, and reconfiguration of an existing two-story duplex, which will result in a 1,400 square foot duplex at the rear of an 8,756 square foot parcel. The duplex will include a 330 square foot covered porch on the ground floor, remodeled 302 square foot uncovered deck on the second floor, and a new stairway. A portion of the structure will be demolished, including as-built work, as part of the major remodel to alter the structure to a Spanish architectural style. The garage size will be increased and building footprint widened to provide a reduced 3 foot side yard setback at the ground floor. Four tandem covered parking spaces are proposed in the new parking configuration. Other site work will include the replacement of existing fencing with new site walls, new raised planters, new driveway, hardscape, landscaping, and a relocated trash enclosure. The existing four-unit apartment building at the front of the site also requires approval of as-built window replacements, proposed storage, and a new entry. Requires Staff Hearing Officer approval of a zoning modification to provide less than the required open yard area. Three parking design waivers are being requested from the Transportation Division. This proposal will address violations identified in Zoning Information Report ZIR2015-00524.)

(Action may be taken if sufficient information is provided. Project is required to be consistent with Staff Hearing Officer Resolution No. 026-17. Project was last reviewed on October 10, 2016.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS