



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
REVISED AGENDA
JUNE 5, 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, June 01, 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 22, 2017**.C. Consent Calendar of **May 30** and **June 5, 2017**.

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

E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 422 W PADRE ST****R-3 Zone****(3:15)**

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 2,871 square foot multi-family apartment building housing three residential units. The unit mix will be three, two-bedroom units ranging from 622 to 955 square feet with an average unit size of 800 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on March 27, 2017.)

REVIEW AFTER FINAL**2. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone****(3:35)**

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

(This is a revised project description. Project has been revised as follows: proposed height of the project has increased from 35-feet 6-inches to 36-feet 7-inches, 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.)

(Review After Final of increased heights. Action may be taken if sufficient information is provided. Item was last heard on March 27 2017.)

PROJECT DESIGN REVIEW**3. RIGHT OF WAY ADJACENT TO 3139 CLIFF****(4:10)**

Assessor's Parcel Number: ROW-002-941
Application Number: MST2013-00117
Owner: City of Santa Barbara
Agent: Peter Hilger
Applicant: Cable Engineering Services

(The project consists of the replacement of an existing microcell site with a full site for AT&T. The existing 12-inch panel antennas located on the existing wood utility pole in the public right-of-way will be replaced with four larger 4-foot by 15-inch panel antennas on new 8-foot cross arms. The project includes new equipment in an existing underground vault.)

(Action may be taken if sufficient information is provided. Item was last reviewed on February 2, 2015.)

CONCEPT REVIEW - CONTINUED ITEM**4. 401 & 409 E HALEY STREET****C-M Zone**

(4:35) Assessor's Parcel Number: 031-212-018
Application Number: MST2016-00508
Owner: Laguna Haley Studios II, LLC
Architect: DesignARC INC

(Proposal for a new mixed-use development using the Average Unit-Size Density Incentive Program (AUD), in the C-M, Commercial zone. The project will include a voluntary lot merger of Assessor parcels 031-212-017 and 031-212-018 which will result in one parcel of 22,500 square feet. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 28 residential units totaling 22,006 square feet and three commercial spaces totaling 2,506 square feet. A ground level parking garage will provide 53 parking spaces. Roof decks are also proposed. The residential unit mix will include five studios, nine 1-bedroom units and 14 2-bedroom units, with an average unit size of 786 square feet. The proposed density on this parcel will be 55 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial, Industrial, Priority Housing, 37-63 dwelling units per acre. No grading is proposed. This project requires Planning Commission comments.)

(Third Concept Review. Comments Only. Project requires Planning Commission review. Item was last reviewed on January 17, 2017.)

CONCEPT REVIEW - NEW ITEM**5. 11 ANACAPA ST****OC/SD-3 Zone**

(5:10) Assessor's Parcel Number: 033-112-010
Application Number: MST2017-00009
Owner: Richlor Living Trust
Architect: Henry Lenny

(Proposal for a new restaurant in the Coastal Zone. Project includes the conversion of existing fabrication shop for a new 2,521 square-foot restaurant and bar use. A remodel will be done to the front façade of this 11,847 square-foot multi-tenant building, a new 1,834 square-foot dining patio will be built, and the existing parking lot will be reconfigured.)

(Action may be taken if sufficient information is provided. Item was last reviewed February 27, 2017.)

CONCEPT REVIEW - CONTINUED ITEM**6. 1412 CASTILLO ST****R-4 Zone****(5:40)**

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

(This is a revised project description: Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project will comprise the remodel of an existing single family residence and the addition of 1,442 square feet of new floor space. Unit mix will include two, 2-bedroom and two, 3-bedroom units ranging in size from 589 to 1,205 square feet with an average unit size of 854 square feet. The proposed density on this 8,173 square foot parcel will be 22 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 covered and one uncovered parking spaces; as well as a new deck, landscaping, and trellis. Project will address violations identified in enforcement case ENF2016-01132.)

(Second Concept Review. Action may be taken if sufficient information is provided. Item was last reviewed on March 13, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS