



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

### JULY 31, 2017

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### BOARD MEMBERS:

Kirk Gradin, *Chair*  
Amy Fitzgerald Tripp, *Vice Chair*  
Lisa LaPlaca  
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

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**NOTE TO APPLICANTS:** Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at [SantaBarbaraCA.gov/PlanningHandouts](http://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](mailto: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](http://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](mailto: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](http://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](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/ABRVideos](http://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, July 27, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://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 **July 17, 2017**.C. Consent Calendar of **July 24** and **July 31, 2017**.

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

## E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. RIGHT OF WAY ADJACENT TO 3139 CLIFF DR****(3:15)**

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 eight-foot cross arms. The project includes new equipment in an existing underground vault.)

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

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

**(3:35)** 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.)

**(Ninth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer. Project was last reviewed on April 10, 2017.)**

**REVIEW AFTER FINAL****3. 920 SUMMIT RD****A-2 Zone**

**(4:05)** Assessor's Parcel Number: 015-211-009  
Application Number: MST2005-00831  
Owner: MCC BP Property, LLC  
Agent: Suzanne Elledge Planning & Permitting  
Applicant: Ty Warner Hotels & Resorts  
Architect: Henry Lenny  
Business Name: Montecito Country Club

(Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

**(Comments Only. Project was last reviewed on May 2, 2016.)**

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

**(4:20)** 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: Interdisciplinary Architecture

(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 space 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). 18 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.)

**(Fourth Concept Review. Comments Only. Project was last reviewed on July 3, 2017.)**

**FINAL REVIEW****5. 1810 SAN PASCUAL ST****R-3 Zone**

**(5:05)** Assessor's Parcel Number: 043-163-010  
Application Number: MST2016-00443  
Owner: Antonio & Norma Gijon  
Applicant: Jose Luis Esparza

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). An existing 1,212 square foot single family dwelling and 512 square foot detached garage will be demolished and a two-story building with four, two-bedroom apartments totaling 4,160 square feet and four, 517 square foot 2-car garages will be constructed. Bicycle parking will be provided. The proposed density on this 8,503 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan Land Use designation of 15-27 dwelling units per acre, and the average unit size will be 1,040 square feet. There will be 2,027 square feet of new paving. No grading is proposed, and no trees will be removed.)

**(Action may be taken if sufficient information is provided. Project requires conditions for the Average Unit-Size Density Program Annual Residents Survey. Project was last reviewed on July 3, 2017.)**

**CONCEPT REVIEW - CONTINUED ITEM****6. 1312 E GUTIERREZ ST A****R-2 Zone**

**(5:25)** Assessor's Parcel Number: 031-392-003  
Application Number: MST2017-00156  
Owner: Jasen Bodie Nielsen  
Applicant: Burke Design

(Proposal for a 549 square foot addition to an existing duplex on a 7,729 square foot lot. Project is comprised of the enclosure of the second floor entry walk, stairs, and landing to provide 127 square feet of habitable space, and construction of 422 square feet of additional living space upon an existing second story deck. No change to the number of units is proposed.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 1220 & 1222 SAN ANDRES ST****R-3 Zone**

**(5:55)** Assessor's Parcel Number: 039-151-010  
Application Number: MST2016-00211  
Owner: Edward St. George  
Applicant: Interdisciplinary Architects  
Architect: Interdisciplinary Architects

(Proposal for a multifamily residential project using the Average Unit-Size Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNS 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be fourteen uncovered and three covered parking spaces, for a total of 17 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on July 3, 2017.)**

**PRE-APPLICATION REVIEW**

**8. 425 SANTA BARBARA ST**

**C-M Zone**

**(6:25)**

Assessor's Parcel Number: 031-271-008  
Application Number: MST2017-00417  
Owner: Carrie L Walker, Trustee  
Architect: AB Design Studio INC

(One-time Pre-Application Concept Review of proposal to demo existing single family residence and construct a four-story mixed use building with 12 AUD units. )

**(Comments Only.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**