



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

SEPTEMBER 11, 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*
Lisa LaPlaca
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, 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, September 7, 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 **August 28, 2017**.C. Consent Calendar of **September 5** and **September 11, 2017**.

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

E. Subcommittee Reports.

F. The American Institute of Architects announces the 9th annual ArchitecTours, "Living with Water," on Saturday, October 7, 2017. ArchitecTours is a celebration of local architecture, its benefits, and cultural identity, and will showcase results of the design review process. The six sites on the tour are a combination of one State Street commercial, MOXI, and five exceptional residential projects showcasing innovative architectural solutions where water is utilized and managed to create exemplary projects.

IN-PROGRESS REVIEW**1. 100 ADAMS RD****A-F/SD-3 Zone****(3:15)**

Assessor's Parcel Number:	073-450-003
Application Number:	MST2013-00379
Owner:	City of Santa Barbara
Applicant:	Patsy Price

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing pump station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet, and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new operations building is 1,909. An existing 188 square foot locker room area in the existing administration building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vactor Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission review for a Coastal Development Permit.)

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

PROJECT DESIGN REVIEW**2. 100 ADAMS RD****A-F/SD-3 Zone**

(3:40) Assessor's Parcel Number: 073-450-003
Application Number: MST2017-00094
Owner: City of Santa Barbara
Applicant: Patsy Price

(Proposal for a new administration building for the Goleta West Sanitary District. Project is comprised of the demolition of 1,353 square feet existing garage and shop space and the construction of a 3,298 square foot administration building. Also proposed are site improvements including a veranda, courtyard, landscaping, reconfigured parking to include 22 parking spaces, and four new bike parking spaces. Project requires Coastal Review.)

(Comments Only. Project requires review by the Planning Commission. Project was last reviewed on March 27, 2017.)

CONCEPT REVIEW - NEW ITEM**3. 401 E YANONALI ST****OM-1/SD-3 Zone**

(4:05) Assessor's Parcel Number: 017-540-006
Application Number: MST2017-00368
Owner: City of Santa Barbara
Applicant: Linda Sumansky

(Proposal for a temporary trailer at the southeastern corner of the City Annex Yard. Project consists of a new 13 foot-tall, 966 square foot temporary trailer and an associated access deck to serve as office space and lockers for the workers of the adjacent desalination plant. This proposal is one part of the larger city desalination project. This project is in the Appealable Jurisdiction of the Coastal Zone.)

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

CONCEPT REVIEW - CONTINUED ITEM**4. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(4:25)**

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.)

(Eighth Concept Review. Comments Only. Project requires Substantial Conformance Determination by Planning Commission. Project was last reviewed on July 17, 2017.)

FINAL REVIEW**5. 1312 E GUTIERREZ ST A****R-2 Zone****(4:55)**

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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 31, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 812 JENNINGS AVE****M-1 Zone**

(5:05) Assessor's Parcel Number: 017-043-003
Application Number: MST2017-00511
Owner: Joe Armel
Applicant: Max Miranov

(Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot, single-story, 3-bedroom house into a short-term vacation rental. Exterior changes include the demolition of the 197 square foot single-car garage, addition of four new uncovered parking spaces, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.)

(Action may be taken if sufficient information is provided. Project requires Development Plan Approval Findings.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 15 S ALISOS ST****R-2 Zone**

(5:45) Assessor's Parcel Number: 017-172-018
Application Number: MST2017-00493
Owner: Jeff Persson
Applicant: Rex Ruskauff

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project is comprised of the demolition of a detached 770 square foot two-car garage and accessory structure, and the construction of a two-story, 3,478 square foot duplex. Unit mix on this 14,625 square foot lot will be four 2-bedroom units ranging in size from 669 to 1,439 square feet. Also proposed are alterations to the existing landscaping, reconfiguration of the parking arrangement to include eight parking spaces, and 692 cubic yards of grading.)

(Comments Only. Project requires further Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS