



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

SEPTEMBER 25, 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 21, 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 **September 11, 2017**.C. Consent Calendar of **September 18** and **September 25, 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.

CONCEPT REVIEW - CONTINUED ITEM**1. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(3:15)**

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.)

(Ninth Concept Review. Comments Only. Project requires Substantial Conformance Determination by Planning Commission. Project was last reviewed on September 11, 2017.)

CONCEPT REVIEW - NEW ITEM**2. 400 BLK OLD COAST HWY 2793 SEG ID**

(3:45) Assessor's Parcel Number: ROW-002-793
Application Number: MST2017-00434
Owner: City of Santa Barbara Public Works
Applicant: Alex Ubaldo

(Proposal for new public sidewalks along the north side of Old Coast Highway near Salinas Street. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 650 linear-feet of sidewalk. Also proposed are four ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear-feet of new retaining walls. Project is part of a larger Citywide sidewalk improvement program, and was submitted alongside proposed pedestrian improvements to the 400 Block of North La Cumbre Road (MST2017-00438). No new landscaping is proposed.)

(Comments Only. Project requires further Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 415 OLD COAST HWY****C-P Zone**

(4:00) Assessor's Parcel Number: 015-291-005
Application Number: MST2017-00563
Owner: Kurt Oliver
Applicant: Keith Rivera

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project follows a proposal reviewed by the Historic Landmarks Commission to relocate the existing 1,740 square foot potentially historic duplex (MST2017-00528), proposes the voluntary lot merger of two parcels (APNs 015-291-005 and 015-291-006), and the demolition of the 436 square foot detached garage. This project proposes construction of four duplexes and one single-family structure, housing nine 894 square foot two-bedroom units. The proposed unit density on this 15,019 square foot parcel will be 26 units per acre on a parcel with a General Plan land use designation of Medium High Density, which allows 15-27 dwelling units per acre. Also proposed is a new surface parking lot with nine parking spaces, nine long-term bike parking spaces, and 165 cubic yards of cut and fill. Project also proposes to retain the existing 30 foot tall oak on site.)

(Comments Only. Project requires further Environmental Assessment.)

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

(4:35) 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). 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.)

(Fifth Concept Review. Comments Only. Project was last reviewed on July 31, 2017.)

PROJECT DESIGN REVIEW**5. 835 E CANON PERDIDO ST****C-2 Zone**

(5:15) Assessor's Parcel Number: 029-312-008
 Application Number: MST2016-00531
 Owner: Philinda Properties
 Architect: RRM Design Group
 Applicant: Old Dairy Partners, LLC

(Proposal for a three-story, 50-unit multi-family residential development using the Average Unit-Size Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 17,200 square feet of one- and two-story commercial and industrial buildings. The unit mix will include (26) 2-bedroom units, (4) 1-bedroom units, and (20) studio units with an average unit size of 633 square feet. The proposed density will be 63 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 51 covered parking spaces and 50 covered bicycle spaces. Also proposed are a 1,181 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Grading is yet to be determined. Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet, per SBMC 28.20.080, was held on March 16, 2017.)

(Seventh Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 28, 2017.)

FINAL REVIEW**6. 1818 CASTILLO ST****R-4 Zone****(5:55)**

Assessor's Parcel Number: 027-012-023
 Application Number: MST2015-00500
 Owner: DB Partners, LLC
 Architect: RRM Design Group

(Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a five-unit, two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two 2-bedroom units and five 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.)

(Action may be taken if sufficient information is provided. Project was last reviewed on January 4, 2016.)

CONCEPT REVIEW - CONTINUED ITEM**7. 414 W LOS OLIVOS ST****R-3 Zone****(6:30)**

Assessor's Parcel Number: 025-171-043
 Application Number: MST2017-00163
 Applicant: Dennis Thompson
 Owner: Jammyauto, LLC and Seth Hatfield

(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 are a new trash enclosure, new private outdoor living spaces to be enclosed with fences and gates, and replacement and reconfiguration of the existing driveway.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 8, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS