



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**AGENDA**  
**DECEMBER 4, 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*  
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

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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, November 30, 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 **November 20, 2017**.C. Consent Calendar of **November 27** and **December 4, 2017**.

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

## E. Subcommittee Reports.

**REVIEW AFTER FINAL****1. 604 E COTA ST****M-C Zone****(3:15)**

Assessor's Parcel Number:	031-222-001
Application Number:	MST2014-00220
Owner:	Hammer Properties, LLC
Applicant:	Peter Lewis
Architect:	The Cearnal Collective, LLP

(Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.)

**(Referred from Architectural Board of Review Consent Agenda. Review After Final of changes to exterior finish details. Project was last reviewed on November 20, 2017.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 500 FOWLER RD****A-F/SD-3 Zone****(3:50)**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2017-00640  
Owner: City of Santa Barbara  
Applicant: Randy Arntson  
Engineer: John Maloney

(Proposal for seven new photovoltaic solar carports to be located in the City of Santa Barbara Airport's Long-Term parking lot. Project consists of the installation of four 35x394 foot carports and three 35x250 foot carports to be mounted with a combined total of 1 Megawatt solar photovoltaic panels within the 798-space Long-Term parking lot. The proposal does not reduce the number of parking spaces. The structures will be installed in sections to not displace more than 160 parking spaces at a time to keep the remaining parking lot open and available for long-term parking during construction. Project is within the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)**

**PROJECT DESIGN REVIEW****3. 926 INDIO MUERTO ST****C-2/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 017-284-003  
Application Number: MST2014-00415  
Owner: IWF SB Gateway, LP  
Applicant: John Cuykendall  
Architect: David Thiel

(Proposal to demolish an existing 12,000 square foot commercial building and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms and a 115 space, semi-subterranean parking lot with supportive amenities. Planning Commission approval was granted on May 18, 2017 for Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

**(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution 010-17. Project was last reviewed on February 29, 2016.)**

**FINAL REVIEW****4. 313 W ARRELLAGA ST****R-MH Zone**

**(5:20)** Assessor's Parcel Number: 027-212-005  
Application Number: MST2017-00125  
Owner: Dario L. Pini  
Applicant: Bryan Murphy

(Proposal to permit approximately 155 feet of six foot tall stucco walls, and approximately 87 feet of three foot tall stucco site walls at the front property line. The project includes revisions to an existing trash enclosure. Project will address violations outlined in Notice and Order to Repair or Abate dated February 14, 2017. A Minor Zoning Exception is requested for the new trash enclosure proposed in the interior setback.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC §30.245, Minor Zoning Exceptions and SBMC §30.140.240.A.6.a.i, for the proposed encroachment into the setback. Project was last reviewed on Consent on November 6, 2017.)**

**PROJECT DESIGN REVIEW****5. 24 E HALEY ST****M-C Zone**

**(5:50)** Assessor's Parcel Number: 037-212-034  
Application Number: MST2017-00703  
Owner: Haley Hospitality, LLC  
Architect: Anacapa Architecture

(Proposal to remodel an existing hotel on a 10,936 square foot lot. Project consists of the construction of a new ADA pathway, trash enclosure, bike parking, and 420 square foot communal deck, and the reconfiguration of the administration building, driveway, and parking lot. Also proposed are new landscaping and an interior remodel. Project proposes to abate of violations identified in enforcement case ENF2017-00782.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on November 6, 2017.)**

**\* THE BOARD WILL RECESS FROM 6:25 TO 6:45 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****6. 15 S ALISOS ST****R-2 Zone**

**(6:45)** Assessor's Parcel Number: 017-172-018  
Application Number: MST2017-00493  
Owners: Jeff Persson and William McCarty  
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 4 two-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.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on September 11, 2017.)**

**PROJECT DESIGN REVIEW****7. 415 OLD COAST HWY****C-R Zone**

**(7:20)** 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 (AUD). The project follows a proposal reviewed by the Historic Landmarks Commission to relocate the existing 1,740 square foot potentially historic duplex (MST2017-00528), and 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-unit structure housing 9 two-bedroom units ranging in size from 835 to 917 square feet with an average unit size of 885 square feet. 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 are 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.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on November 6, 2017.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**