



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**AGENDA**  
**JANUARY 29, 2018**

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*  
Bob Cunningham  
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, January 25, 2018, 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. 2018 Election of Chair and Vice-Chair.
- B. 2018 Consent Review Representatives and Subcommittee Appointments.
- C. 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.

- D. Approval of the minutes of the Architectural Board of Review meeting of **December 18, 2017**.
- E. Consent Calendar of **January 8, January 16, January 22, and January 29, 2018**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

**CONCEPT REVIEW - CONTINUED ITEM****1. 101 S CANADA ST****R-2 Zone****(3:25)**

Assessor's Parcel Number: 017-231-016  
Application Number: MST2016-00536  
Owner: Edward St. George  
Applicant: On Design, LLC

(Proposal for a Tentative Parcel Map for a three-unit condominium development including construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage and one-car carport. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill. Also proposed is the demolition of two unpermitted sheds and a two-car garage to address violations identified in Enforcement Case ENF2016-01675. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Family Residence) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre).)

**(Third Concept Review. Comments Only. Project requires review by the Staff Hearing Officer to a Tentative Subdivision Map. Project was last reviewed on January 17, 2017.)**

**FINAL REVIEW****2. 1220 & 1222 SAN ANDRES ST****R-M Zone****(4:05)**

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 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.)

**(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 31, 2017.)**

**CONCEPT REVIEW - NEW ITEM****3. 1225 COAST VILLAGE RD****C-1/SD-3 Zone****(4:45)**

Assessor's Parcel Number: 009-291-034  
 Application Number: MST2017-00828  
 Owner: Coast Village Investments, LP  
 Architect: Rex Ruskauff

(Proposal for a remodel of two commercial properties at 1225 and 1235 Coast Village Road. Project consists of replacement of the existing concrete walkways with new brick pavers, revisions to planters and landscaping, and remodeling of the commercial storefronts to include new frameless windows and doors, shutters, and new cultured sandstone wainscoting. No grading is proposed.)

**(First Concept Review. Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - NEW ITEM****4. 732 BOND AVE****C-G Zone**

**(5:15)** Assessor's Parcel Number: 031-232-007  
Application Number: MST2014-00453  
Owner: Allen Arnold  
Applicant: Kevin Moore

(Proposal for a new mixed-use project using the Average Unit-Size Density (AUD) Incentive Program. Project consists of demolishing an existing 700 square foot single-family dwelling and the construction of 750 square feet of commercial floor space and three residential units to be built in one 3-story mixed-use and one 2-story residential building. The unit mix will include three 2-bedroom units ranging in size from 907 to 1,539 square feet with an average unit size of 1,129 square feet. The proposed density on this 5,342 square foot lot will be 28 dwelling units per acre on a parcel with a General Plan land use designation of Commercial High Residential, which allows for 28-36 dwelling units per acre. Six covered parking spaces are proposed. No new grading is proposed.)

**(First Concept Review. Comments Only. Project requires further Environmental Assessment. A Pre-Application Consultation was held for this project on November 21, 2016.)**

**\* THE BOARD WILL RECESS FROM 6:05 TO 6:25 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 501 E MICHELTORENA ST****R-M Zone**

**(6:25)** Assessor's Parcel Number: 027-260-024  
Application Number: MST2017-00795  
Owner: Roscoe Villa  
Architect: Ken Vermillion

(Proposal for a new multi-unit residential development using the Average Unit-Size Density (AUD) Program. Project consists of the demolition of an existing 1,743 square foot, single-story duplex and detached two-car garage, and the construction of a new four-unit, two-story apartment building. Unit mix will include one 3-bedroom unit, two 1-bedroom units, and one studio unit ranging in size from 880 to 1,300 square feet with an average unit size of 962 square feet. Proposed density on this 7,500 square foot lot is 24 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are five parking spaces, a new curb cut, and to alter the on-site sandstone retaining wall bordering the sidewalk. Grading will include 25 cubic yards of cut and 35 cubic yards of fill. Project requires review by the Staff Hearing Officer for the proposed two-car garage located in the front yard setback.)

**(First Concept Review. Comments Only. Project requires review by the Staff Hearing Officer.)**

**PRE-APPLICATION REVIEW****6. 500 BLK GARDEN ST****\*M-C Zone**

**(7:10)** Assessor's Parcel Number: 031-211-021  
Application Number: MST2017-00859  
Owner: Price Living Trust  
Applicant: Jay Higgins  
Architect: Larry Clark

(One-time pre-application concept review for a new mixed-use building. Project consists of the construction of a 7,407 square foot, three-story building on a parcel currently developed as a parking lot in the M-C zone. The proposed structure will include three 1-bedroom apartments and 5,912 square feet of commercial space. Twenty-five parking spaces are proposed to be retained on site.)

**(Comments Only.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 402 ANACAPA ST****M-C Zone**

**(8:00)** Assessor's Parcel Number: 031-271-016  
Application Number: MST2018-00005  
Owner: Inga Frick

(Proposal to convert an existing single family dwelling unit to a two-unit short-term rental by dividing the structure internally into one 2-bedroom short term-rental unit and one 1-bedroom short-term rental unit. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom, single-family residence with two uncovered parking spaces. No new floor area is proposed, and an existing driveway gate is to be relocated. The project also proposes to permit an unpermitted kitchen on the second story to serve the upstairs short-term rental unit. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to one 3-bedroom short-term rental unit.)

***\* Item postponed to February 26, 2018. \****

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**