



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
AGENDA
MARCH 12, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
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: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, 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. 3308. 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, March 8, 2018, 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 **February 26, 2018**.C. Consent Calendar of **March 5** and **March 12, 2018**.

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

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1425 LAS POSITAS RD****SP-9/S-D-3 Zone****(3:15)**

Assessor's Parcel Number: 047-010-064
Application Number: MST2017-00773
Owner: City of Santa Barbara
Applicant: Erin Markey, Creeks Restoration Planner

(Proposal for a 4-acre restoration of the Arroyo Burro Creek corridor located on City-owned property within the Arroyo Burro Open Space Park. The project would restore 1,400 linear feet of creek with removal of man-made debris such as metal and concrete, and the installation of approximately 7,500 native plants, including 550 trees, and associated irrigation. Wood rail fencing would be placed along the restoration area and along existing foot trails. New floodplain terraces would be created through the grading of 13,000 cubic yards of soil of which 12,600 cubic yards would be exported and the remainder would be used onsite. No new structures are proposed. The project design includes measures to address potential environmental impacts. Project funding will come from Measure B and matching grant funds from the Department of Fish and Wildlife and California Coastal Conservancy. Project requires review by the Planning Commission for a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission review for a Coastal Development Permit.)

FINAL REVIEW**2. 402 S HOPE AVE****RS-7.5/ACS/USS Zone**

(4:00) Assessor's Parcel Number: 051-240-017
Application Number: MST2015-00603
Owner: Santa Barbara Auto Group
Contractor: Lusardi Construction Company
Business Name: BMW Audi

(This is a revised project description: Proposal for a 1,687 square foot, one-story addition to an existing 42,551 square foot commercial building for the BMW/Audi dealership. An exterior remodel of the existing one- and two-story building is also proposed. There will be no grading or parking lot changes on this 4.37 acre parcel. A Community Benefit allocation of nonresidential floor area was approved by City Council on January 12, 2016. Planning Commission approval for a larger, 4,257 square foot addition project was given on November 10, 2016. Project Design Approval for this larger addition was given by the Architectural Board of Review on March 13, 2017.)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 13, 2017.)

CONCEPT REVIEW - CONTINUED ITEM**3. 3891 STATE ST 24****C-G/USS Zone**

(4:30) Assessor's Parcel Number: 051-022-035
Application Number: MST2018-00046
Owner: GC Galleria, LLC
Applicant: Ben Carron
Architect: Corey Russo
Business Name: Target

(Proposal for a tenant improvement for a new Target location. Project consists of internal floor infill, and enclosing of existing entryways to total 995 square feet in new commercial floor area to an existing 31,440 square foot commercial structure. Project includes exterior façade alterations including new site walls and vertical metal trellises. Also proposed are site alterations including reconfiguration of the existing parking lot and adjacent landscaping. A total of 91 parking spaces are proposed for the site.)

(Comments Only. Project requires further Environmental Assessment. Project was last reviewed on February 12, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**4. 101 S CANADA ST****R-2 Zone**

(5:10) 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. 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. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is the demolition of two unpermitted sheds and a two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.)

(Fourth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map. Project was last reviewed on January 29, 2017.)

*** THE BOARD WILL RECESS FROM 6:00 TO 6:20 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**5. 302 W MONTECITO ST****C-G Zone**

(6:20) Assessor's Parcel Number: 037-232-002
 Application Number: MST2016-00426
 Owner: Edward St. George
 Applicant: On Design, LLC
 Agent: SEPPS
 Architect: Kirk Gradin

(This is a revised project description: Proposal for a three-story mixed-use development consisting of a hotel and commercial space. 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 26,818 square foot, three-story building containing a 15,210 square foot, 32-room hotel and 887 square feet of commercial floor area. Also proposed are 50 parking spaces, and 2 covered bicycle parking spaces. 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.)

(Seventh Concept Review. Comments Only. Project was last reviewed on February 12, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 127 EUCALYPTUS HILL CIR****RS-15/PUD Zone****(7:10)**

Assessor's Parcel Number: 015-231-033
Application Number: MST2018-00027
Owner: Stephanie Rose Trust
Architect: Chris Cottrell

(Proposal for a new 2,668 square foot, two-story single family residence with 394 square foot attached two car garage within the Eucalyptus Hill Circle Planned Unit Development. The proposed residence would be attached to the existing residence at 125 Eucalyptus Hill Circle. It will be the fourth attached unit in the building, and the final and 28th unit in the complex.)

(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.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS