



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**AGENDA**  
**MARCH 26, 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:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Kathleen Goo, 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. 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](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, March 22, 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. 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 **March 12, 2018**.C. Consent Calendar of **March 19** and **March 26, 2018**.

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

## E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 926 INDIO MUERTO ST****C-2/SD-3 Zone****(3:15)**

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 requires a Substantial Conformance Determination and must comply with Planning Commission Resolution 010-17. Project was last reviewed on February 26, 2018.)**

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

**(3:50)** 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 postponed due to a lack of quorum on March 12, 2018.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. 402 ANACAPA ST****M-C Zone**

**(4:35)** Assessor's Parcel Number: 031-271-016  
Application Number: MST2018-00005  
Owner: Inga Frick

(Proposal to convert an existing residential unit to a three guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot, and two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. 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, two-guestroom short term rental. The project requires Development Plan Approval findings for conversion of residential floor area into commercial use.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project requires Development Plan Approval findings for new commercial floor space. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on February 26, 2018.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 431 OLD COAST HWY****R-2/SD-3 Zone****(5:15)**

Assessor's Parcel Number: 015-292-012  
Application Number: MST2018-00065  
Owner: Linda L. Padgett Living Trust

(Proposal for additions and alterations to a parcel developed with four residential units. Project consists of first floor additions, ranging in size from 237 to 281 square feet, to each of the four units. Also proposed are alterations to the façade of the units, and reconfiguration of the site plan. Four existing carports will be demolished, and four new two-car garages are proposed. Project proposes to abate violations identified in Enforcement Case ENF2017-01265.)

**(Comments Only. Project requires further Environmental Assessment.)**

**PRE-APPLICATION REVIEW****5. 217 S MILPAS ST****C-2/SD-3 Zone****(6:00)**

Assessor's Parcel Number: 017-251-007  
Application Number: MST2018-00018  
Owner: PSI 1031 Exchange, LLC  
Applicant: Shelby Messner  
Architect: Keith Nolan

(Proposal for a new hotel in the Coastal Zone. Project consists of the demolition of an existing single-unit residence and detached four-car garage, and the construction of a new three-story and 37 foot tall, 3,398 square foot hotel. The hotel is proposed to contain seven guestrooms. Nine surface level parking spaces are proposed. Project will require Planning Commission review for a Coastal Development Permit.)

**(Comments Only.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**