



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
AGENDA
APRIL 23, 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, April 19, 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 **April 9, 2018**.C. Consent Calendar of **April 16** and **April 23, 2018**.

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

E. Subcommittee Reports.

IN-PROGRESS REVIEW**1. 835 E CANON PERDIDO ST****C-G Zone****(3:15)**

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

(Proposal for a three-story, 41-unit multi-unit residential development using the Average Unit 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 16,000 square feet of one-story and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units and (16) studio units with an average unit size of 737 square feet. The proposed density will be 51 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 42 automated parking spaces, 2 accessible parking spaces, one EV charging station, and one loading zone area. Forty-six covered bicycle spaces are also proposed onsite. 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.)

(Comments Only. Project was last reviewed on November 6, 2017.)

PROJECT DESIGN REVIEW**2. 6210-6290 HOLLISTER AVE****A-A-C/SP6-AIA/A-I-2/S-D-3 Zone**

(4:00) Assessor's Parcel Number: 073-080-042
 Application Number: MST2016-00022
 Owner: City of Santa Barbara
 Applicant: Suzanne Elledge Planning & Permitting
 Architect: Flex Designs

(Proposal for the approval of the first phase of development for the construction of a new 40,477 net square foot automobile dealership on 6 acres of Santa Barbara Airport property. This phase would include the construction of one 23,562 square foot building to be oriented with show rooms on the south side of the building (facing Hollister Avenue) with parts and service components located on the north side. The proposed building is a 26-foot tall two-story building with architectural features extending to 31 feet tall. This phase of the project includes 95 parking spaces and 32 inventory spaces. The project would also rely upon an existing lease of 200 parking spaces from the Airport at 200 Frederick Lopez Road for storage of inventory off-site. Project received approval of a Development Plan by the Planning Commission on February 8, 2018.)

(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution 004-18 and was last reviewed by the Architectural Board of Review on July 18, 2016.)

CONCEPT REVIEW - CONTINUED ITEM**3. 302 W MONTECITO ST****C-G Zone**

(4:35) Assessor's Parcel Number: 037-232-002
 Application Number: MST2016-00426
 Owner: Edward St. George
 Agent: SEPPS
 Applicant: On Design, LLC
 Architect: Kirk Gradin

(This is a revised project description: Proposal for a three-story 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, 34-room hotel and 464 square feet of commercial floor area. Also proposed are 38 parking spaces, of which 33 are to be provided in a 3-story stacker system, 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 24 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 - CONTINUED ITEM**4. 3891 STATE ST 24****C-G/USS Zone**

(5:15) Assessor's Parcel Number: 051-022-035
Application Number: MST2018-00046
Owner: GC Galleria, LLC
Applicant: Ben Carron
Architect: Corey Russo, Project Manager
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 facade 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.)

(Third Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on March 12, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**5. 501 E MICHELTORENA ST****R-M Zone**

(5:45) 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, one 2-bedroom unit, one 1-bedroom unit, and one studio unit ranging in size from 575 to 1,335 square feet with an average unit size of 965 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 four parking spaces, site alterations and landscaping, and alterations to the on-site sandstone retaining wall bordering the sidewalk. Grading will include 10 cubic yards of cut and 35 cubic yards of fill.)

(Second 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 February 12, 2018.)

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

CONCEPT REVIEW - CONTINUED ITEM**6. 127 EUCALYPTUS HILL CIR****RS-15/PUD Zone**

(6:45) 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 unit 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.)

(Second 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 March 12, 2018.)

CONCEPT REVIEW - NEW ITEM**7. 30 LOS PATOS WAY****HRC-2/SD-3 Zone**

(7:05) Assessor's Parcel Number: 017-391-003
Application Number: MST2018-00096
Owner: Arlene and Milt Larsen Trust
Applicant: Pacific Architects

(Proposal for a tenant improvement to an existing commercial facade. Project consists of renovating and expanding the existing front patio, the addition of a new ADA ramp, and construction of a new parapet trellis over the existing front patio. Also proposed is restriping of the front parking spaces and new planters. No new floor area is proposed.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED ITEM**8. 732 BOND AVE****C-G Zone**

(7:35) Assessor's Parcel Number: 031-232-007
Application Number: MST2014-00453
Owner: Allen Arnold
Applicant: Kevin Moore, Architect

(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.)

(Second 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 February 12, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS