



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

### MAY 7, 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, May 3, 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 **April 23, 2018**.C. Consent Calendar of **April 30** and **May 7, 2018**.

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

## E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****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 was approved for a Coastal Development Permit by the Planning Commission on May 3, 2018.)

**(Action may be taken if sufficient information is provided. Project is required to comply with Planning Commission Resolution No. 010-18. Project was last reviewed on March 12, 2018.)**

**CONCEPT REVIEW - NEW ITEM****2. 400 W PUEBLO ST****SP-8 Zone**

**(3:45)** Assessor's Parcel Number: 025-071-0RW  
Application Number: MST2018-00120  
Owner: Cottage Health  
Architect: PMSM Architects  
Architect: Cearnal Collective, LLP

(Proposal for a seismic retrofit and new garden on the existing Cottage Hospital site. Project consists of seismic upgrades for the existing 1964 south wing including new concrete shear walls, footing and piles systems, bucking retrained braces, and various interior carbon fiber overlays for seismic support. Included in the scope of work is the demolition of the eastern parking lot and porte-cochere, and the construction of two new staff gardens, areas for art installations, and 415 feet of perimeter fencing to match the existing on site.)

**(Comments Only. Project requires further environmental assessment. Project requires a level two Substantial Conformance Determination.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 3986 VIA LUCERO****R-M/USS Zone**

**(4:30)** Assessor's Parcel Number: 057-231-003  
Application Number: MST2018-00092  
Owner: Jaime Garcia

(Proposal to permit unpermitted conditions on a property developed with two residential units. Project consists of permitting a change in color for a retaining wall ranging in height from 3'-9" to 5'-7", and the relocation of an existing unpermitted 7'-4" fence. Project will address violations identified in enforcement case ENF2016-00006. Project requires a Minor Zoning Exception for an over-height fence within ten feet of the front property line.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC §30.245, Minor Zoning Exceptions and SBMC §30.140.110.E.2.a.i, for the proposed overheight fence in the front setback.)**

**PROJECT DESIGN REVIEW****4. 6210 - 6290 HOLLISTER AVE****A-A-C/SP6-AIA/A-I-2/S-D-3 Zone****(4:50)**

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

(Proposal for the approval of the first phase of development for the construction of a new 40,477 net square foot of 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. Project was last reviewed on April 23, 2016.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 431 OLD COAST HWY****R-2/SD-3 Zone****(5:25)**

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

(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.)**

**CONCEPT REVIEW - CONTINUED ITEM****6. 15 S ALISOS ST****R-2 Zone****(6:00)**

Assessor's Parcel Number: 017-172-018  
Application Number: MST2017-00493  
Owner: Jeff Persson  
Owner: William McCarty  
Architect: CSA Architects

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project involves 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 four 2-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.)

**(Fourth Concept Review. Comments Only. Project requires further Environmental Assessment.)**

**THE MAY 7, 2018 CONSENT AGENDA HAS BEEN CANCELLED**