



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

JUNE 4, 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, May 31, 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 **May 21, 2018**.C. Consent Calendar of **May 29, 2018** and **June 4, 2018**.

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

E. Subcommittee Reports.

DISCUSSION ITEM**1. AMERICANS WITH DISABILITIES ACT BUILDING CODE REQUIREMENTS****(3:15)**

Staff:

Andrew Stuffer, Chief Building Official

(Presentation by the City of Santa Barbara Chief Building Official on common building code accessibility requirements that significantly effect project design.)

CONCEPT REVIEW - CONTINUED ITEM**2. 400 BLK OLD COAST HWY 2793 SEG ID****(4:00)**

Assessor's Parcel Number:

ROW-002-793

Application Number:

MST2017-00434

Owner:

City of Santa Barbara, Public Works

Applicant:

Alex Ubaldo

(Proposal for new public sidewalks along the north side of Old Coast Highway near Salinas Street. Project is comprised of the removal of plantings, demolition of curbs, and the construction of 650 linear feet of sidewalk. Also proposed are four ADA compliant pedestrian access ramps, three reconstructed driveways, and 315 linear feet of new retaining walls. Project is part of a larger City-wide Sidewalk Improvement Program, and was submitted alongside proposed pedestrian improvements to the 400 block of North La Cumbre Road (MST2017-00438). No new landscaping is proposed.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided. Project was last reviewed on September 25, 2017.)

FINAL REVIEW**3. 835 E CANON PERDIDO ST****C-G Zone**

(4:25) Assessor's Parcel Number: 029-312-008
 Application Number: MST2016-00531
 Architect: Shawn Ridenhour
 Owner: Andrew Fuller
 Applicant: Old Dairy Partners, LLC

(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- and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units, and (16) studio units ranging in size from 477 to 984 square feet 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. 46 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.)

(Action may be taken if sufficient information is provided. Project requires conditions for a recorded Covenant with the City for rental housing within the Priority Housing Overlay. Project was last reviewed on April 23, 2018.)

PROJECT DESIGN REVIEW**4. 926 INDIO MUERTO ST****C-2/SD-3 Zone**

(5:10) 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-foot 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 No. 010-17. Project was last reviewed on April 9, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 632 E DE LA GUERRA ST****R-M Zone**

(6:00) Assessor's Parcel Number: 031-102-004
Application Number: MST2018-00243
Owner: Kristen Hove
Architect: Karl Kras

(Proposal for a new residential unit and garage. Project consists of the demolition of a 225 square foot detached accessory building on a site developed with a 1,145 square foot single-unit residential building, and the construction of a two-story 1,670 square foot structure containing a two-car garage, laundry, and studio residential unit. Project requires Staff Hearing Officer review for an open yard modification.)

(Comments Only. Project requires Staff Hearing Officer review.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2843 STATE ST****R-MH/USS Zone**

(6:45) Assessor's Parcel Number: 051-131-006
Application Number: MST2018-00020
Owner: Santa Barbara Community Housing Corp.
Owner: Emmet Hawkes, Jr.
Applicant: Thomas Ochsner, AIA Architects

(Proposal for exterior alterations to an existing motel. Project consists of the removal of a 3'-6" overhang on the first floor of a 3,089 square foot motel, and the construction of a 6-foot overhang, as well as a new trash enclosure. A like-for-like replacement of a window is also proposed for the site. Project requires a Minor Zoning Exception for the trash enclosure located in the north interior setback.)

(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for a trash enclosure in the interior setback.)

PROJECT DESIGN REVIEW**7. 1412 CASTILLO ST****R-MH Zone****(7:10)**

Assessor's Parcel Number: 039-052-024
Application Number: MST2016-00529
Owner: Charles & Sylvia Butler, Revocable Trust
Architect: Craig Goodman

(This is a revised project description: Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project will comprise the remodel of two existing single-family residences and the addition of 2,017 square feet of new floor space. Unit mix will include two 2-bedroom, and two 3-bedroom units ranging in size from 526 to 1,128 square feet with an average unit size of 887 square feet. The proposed density on this 8,173 square foot parcel will be 22 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. Also proposed are four covered and three uncovered parking spaces; as well as a new deck, landscaping, and trellis. A front setback modification is requested for the proposed alterations to the existing porch; two interior setback modifications are requested for the permitting of the as-built addition to Building "B"; and a change in roof pitch above the nonconforming garage. Project will address violations identified in enforcement case ENF2016-01132.)

(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 must comply with Staff Hearing Officer Resolution No. 017-18. Review of the project's consistency with the Infill Design Guidelines was completed on March 6, 2018. Project was last reviewed on August 28, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS