



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

JUNE 18, 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, June 14, 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 **June 4, 2018**.C. Consent Calendar of **June 11** and **June 18, 2018**.

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

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM**1. 2700 BLK STATE ST****(3:15)**

Assessor's Parcel Number: ROW-000-454
Application Number: MST2018-00287
Owner: City of Santa Barbara
Applicant: Behdad Gharagozli

(Proposal for right-of-way improvements at the intersection of State Street and Alamar Avenue. Project includes installation of pedestrian countdown timers, reconstruction of the existing access ramps to meet Americans with Disabilities Act (ADA) requirements, increased pervious surface, and enhancing the uncontrolled crossings with standard crosswalk signs and markings.)

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

CONCEPT REVIEW - CONTINUED ITEM**2. 2700 BLK DE LA VINA ST 558 SEG ID****(3:35)**

Assessor's Parcel Number: ROW-000-558
Application Number: MST2017-00041
Owner: City of Santa Barbara

(Proposal for the replacement of the De La Vina Bridge Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation as well as the existing commercial buildings situated on the bridge, and construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or pedestrian lighting and crossing improvements.)

(Second Concept Review. Comments Only. Project required further Environmental Assessment. Project was last reviewed on March 27, 2017.)

FINAL REVIEW**3. 431 OLD COAST HWY****R-2/SD-3 Zone**

(4:05) 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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 7, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**4. 632 E DE LA GUERRA ST****R-M Zone**

(4:40) Assessor's Parcel Number: 031-102-004
Application Number: MST2018-00243
Owner: Kristen Hoye
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.)

(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review. Project was last reviewed on June 4, 2018.)

CONCEPT REVIEW - NEW ITEM**5. 730 N MILPAS ST****C-G Zone****(5:15)**

Assessor's Parcel Number: 031-122-031
Application Number: MST2017-00736
Owner: J. R. and Jamie S. Miller
Agent: Jarrett Gorin
Architect: DMHA Architects

(Proposal for a remodel of an existing café and auto body shop. Project consists of an interior remodel to expand the existing restaurant from 912 square feet to 1,792 square feet and contract the existing office space from 748 square feet to 404 square feet. Exterior work includes a new Americans with Disabilities Act (ADA) path of travel, extensive remodel of the outdoor seating areas, a new trash and tire enclosure, a new site wall and fencing, and the addition of new plantings areas as well as a reconfiguration and restripe of the existing parking lot.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an alternative parking landscape design per Santa Barbara Municipal Code section 30.175.080.E.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS