



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
AGENDA
JULY 30, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Amy Fitzgerald Tripp, *Chair*
Kevin Moore, *Vice Chair*
Bob Cunningham
Richard Six
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, July 26, 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 **July 16, 2018**.C. Consent Calendar of **July 23** and **July 30, 2018**.

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

E. Subcommittee Reports.

PRE-APPLICATION REVIEW**1. 300 BLK CANON DR 184 SEG ID****(3:15)**

Assessor's Parcel Number: ROW-000-184
Application Number: MST2018-00379
Applicant: Crown Castle/Ng West, Inc.

(One-Time Pre-Application Consultation to establish standards of review for upcoming wireless facility projects. Comments are requested for future projects which propose standard side mounted antennas, and associated wireless equipment to be located at various locations in the city on existing utility poles.)

(Comments Only.)

PRE-APPLICATION REVIEW**2. 800 BLK W VALERIO ST 1727 SEG ID****(3:35)**

Assessor's Parcel Number: ROW-001-727
Application Number: MST2018-00380
Applicant: Crown Castle/Ng West, Inc.

(One-Time Pre-Application Consultation to establish standards of review for upcoming wireless facility projects. Comments are requested for future projects which propose standard top mounted antennas, and associated wireless equipment to be located at various locations in the city on existing utility poles.)

(Comments Only.)

REVIEW AFTER FINAL**3. 402 ANACAPA ST****M-C Zone**

(3:50) Assessor's Parcel Number: 031-271-016
Application Number: MST2018-00005
Owner: Inga Frick
Applicant: Trish Allen

(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, 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 1 two-guestroom short-term rental. The project requires Development Plan Approval findings for conversion of residential floor area into commercial use.)

(Review After Final for changes to the parking lot configuration, relocation of the trash enclosure, and installation of A/C units and associated screening. Project requires a waiver for an Alternative Parking Landscape Design. Project was last reviewed on April 9, 2018.)

PROJECT DESIGN REVIEW**4. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

(4:15) Assessor's Parcel Number: 017-113-020
Application Number: MST2016-00295
Owner: American Tradition
Agent: Suzanne Elledge
Architect: DMHA

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application MST2004-00791 and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. A Substantial Conformance Determination was made for this project by the Planning Commission on June 28, 2018.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 16, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone****(4:40)**

Assessor's Parcel Number: 017-321-016
Application Number: MST2018-00147
Owner: Ray Fazendin
Applicant: Michelle McToldridge

(Proposal for the redevelopment of an existing residential duplex in the Coastal Zone. Project consists of the demolition of the majority of the existing 1,094 square foot, single story duplex, and the construction of 2,667 square foot, three story duplex. Also proposed are site work, landscaping, and four on-site parking spaces. Project requires review by the Staff Hearing Officer for a Coastal Development Permit.)

(Comments Only. Project requires further Environmental Assessment and review by the Staff Hearing Officer.)

IN-PROGRESS REVIEW**6. 926 INDIO MUERTO ST****C-2/SD-3 Zone****(5:15)**

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 a Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

(Comments Only.)

PROJECT DESIGN REVIEW**7. 15 S ALISOS ST****R-2 Zone**

(5:45) 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. A Minor Zoning Exception is requested for the over-height fence and pillars within ten feet of the front property line. The project is also requesting approval for an Alternative Open Yard design.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Open Yard design, and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on July 2, 2018.)

*** THE BOARD WILL RECESS FROM 6:20 TO 6:40 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**8. 443 CORONA DEL MAR DR****R-4/SD-3 Zone**

(6:40) Assessor's Parcel Number: 017-322-017
 Application Number: MST2018-00328
 Owner: G6 Hospitality Real Estate, LLC
 Applicant: The Dimension Group
 Architect: Stayton Wood
 Engineer: Ken Okamoto and Associates, Inc.
 Landscape Architect: Roderick Horne

(Proposal for a remodel of an existing Motel 6 in the Coastal Zone. Project consists of an interior remodel, and improvements to the exterior of the two existing motel buildings including new windows and doors, new roofing, new railings and fencing, metal parking trellises, and upgrades to the pool area. Changes in landscaping are proposed as part of this project, as well as the introduction of planters to the rear parking lot. No change in the number of parking spaces, and no change in the number of rooms are proposed.)

(Comments Only. Project requires further Environmental Assessment. Project was last postponed on July 2, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 333 S CANADA ST****R-M Zone****(7:10)**

Assessor's Parcel Number: 017-300-021
Application Number: MST2018-00066
Owner: Jorge Escamilla

(Proposal for a new duplex using the Average Unit-Size Density (AUD) Program. Project consists of the construction of a 1,690 square foot, two-story duplex on a site currently developed with a single residential unit. Unit mix on the site will be two 2-bedroom units, and one 1-bedroom unit ranging in size from 677 to 942 square feet with an average unit size of 789 square feet. The proposed density of this 5,053 square foot lot would be 25 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential which allows for between 15-27 dwelling units per acre. Also proposed are a new second story deck above an existing three-car garage, and an exterior remodel of the existing single residential unit. No grading and no landscape alterations are proposed as part of this project.)

(Comments Only. Project requires further Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS