



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**AGENDA**  
**SEPTEMBER 10, 2018**

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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](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, September 6, 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.

1. **10<sup>th</sup> Annual ArchitectTour - “Rediscover Downtown” on October 6, 2018.** Presentation by Christopher Manson-Hing. A 12-site tour celebrating the local architecture and the fabric of Santa Barbara’s downtown, its benefits and cultural identity, including historic properties, hidden gems, and recent additions. <http://aiasb.com/architectours-2018/> (10 mins.)
2. ABR Design Guidelines Discussion. Irma Unzueta, Project Planner (20 mins.)

B. Approval of the minutes of the Architectural Board of Review meeting of **August 27, 2018.**C. Consent Calendar of **September 4** and **September 10, 2018.**

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

## E. Subcommittee Reports.

**REVIEW AFTER FINAL****1. 525 E YANONALI ST****OM-1/SD-3 Zone****(3:45)**

Assessor’s Parcel Number:	017-540-007
Application Number:	MST2015-00286
Owner:	City of Santa Barbara
Applicant:	Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the city's desalination facility to provide drinking water in response to the extreme drought. The work on this 64,000 square foot parcel includes replacement of existing seawater reverse osmosis modules, refurbishment of water storage tanks, new landscaping, and access gate relocations.)

**(Review After Final of building envelope proposed to house essential operation equipment for the City's desalination plant. Project was last reviewed on August 13, 2018.)**

**CONCEPT REVIEW - NEW ITEM****2. 602 W ANAPAMU ST****P-R Zone**

**(4:10)** Assessor's Parcel Number: 039-151-015  
Application Number: MST2018-00477  
Owner: City of Santa Barbara  
Applicant: Justin Van Mullem  
Architect: SWA

(Proposal for renovations to Bohnett Park. Project consists of the remodel of the existing multi-purpose field, an existing basketball court, and the construction of a new exercise path, a second basketball court, new picnic areas, and additional plantings. Project proposes to retain the existing playground, restroom building, and site lighting. Improvements are proposed to existing hardscape, site furnishings, and stormwater management.)

**(Comments Only. Project requires further Environmental Assessment.)**

**ABR-PRE-APPLICATION REVIEW****3. STEARNS WHARF****HC/SD-3 Zone**

**(4:35)** Assessor's Parcel Number: 033-120-022  
Application Number: MST2018-00405  
Owner: City of Santa Barbara  
Applicant: Teresa Lawler

(Pre-Application Consultation for a proposed second story deck expansion for an existing commercial use in the Permitting Jurisdiction of the Coastal Zone. Project consists of a 760 square foot expansion of an existing second story deck to accommodate additional seating for an existing wine tasting room. Also proposed are construction of a new elevator and stairway, and reconfiguration of the on-site trash enclosure.)

**(Comments Only.)**

**PROJECT DESIGN REVIEW****4. 1062 COAST VILLAGE RD****C-1/SD-3 Zone**

**(5:10)** Assessor's Parcel Number: 009-211-014  
Application Number: MST2016-00451  
Owner: David Back Revocable Trust  
Architect: The Cearnal Collective, LLP

(The project proposes to demolish a 10,872 square-foot 14-unit apartment building, carport, hardscape and ten mature pine trees, and construct a new 22,312 square foot, three story mixed use development. The new development would include nine two-bedroom condominium units, 989 net new square feet of commercial, and a subterranean garage with 24 vehicular parking spaces. The project received review by the Planning Commission on May 10, 2018.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 27, 2018.)**

**CONCEPT REVIEW - CONTINUED ITEM****5. 217 S MILPAS ST****C-2/SD-3 Zone****(5:40)**

Assessor's Parcel Number: 017-251-007  
Application Number: MST2018-00018  
Owner: Edward St. George  
Applicant: Shelby Messner  
Architect: Keith Nolan

(Proposal for a new hotel in the Coastal Zone. Project consists of the demolition of an existing single-unit residence and detached four-car garage, and the construction of a new three-story and 37 foot tall, 3,398 square foot hotel. The hotel is proposed to contain seven guestrooms. Nine surface level parking spaces are proposed. Project will require Planning Commission review for a Coastal Development Permit.)

**(Comments Only. Project requires Planning Commission review. Project was given a Pre-Application Consultation on April 9, 2018.)**

**\* THE BOARD WILL RECESS FROM 6:45 TO 7:05 P.M. \***

**FINAL REVIEW****6. 415 OLD COAST HWY****C-R Zone****(7:05)**

Assessor's Parcel Number: 015-291-005  
Application Number: MST2017-00563  
Owner: Kurt Oliver  
Applicant: Keith Rivera

(Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project follows a proposal reviewed by the Historic Landmarks Commission to relocate the existing 1,740 square foot potentially historic duplex (MST2017-00528), and proposes the voluntary lot merger of two parcels (APNs 015-291-005 and 015-291-006) and the demolition of the 436 square foot detached garage. This project proposes construction of four duplexes and one single-unit structure housing 9 two-bedroom units ranging in size from 835 to 917 square feet with an average unit size of 885 square feet. The proposed unit density on this 15,019 square foot parcel will be 26 units per acre on a parcel with a General Plan land use designation of Medium High Density, which allows 15-27 dwelling units per acre. Also proposed are a new surface parking lot with nine parking spaces, nine long-term bike parking spaces, and 165 cubic yards of cut and fill. Project also proposes to retain the existing 30 foot tall oak on site.)

**(Action may be taken if sufficient information is provided. Project requires Conditions of Approval outlined in the memo from City staff dated August 27, 2018. Project was last reviewed on December 4, 2017.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 500 ANACAPA ST****M-C Zone****(7:30)**

Assessor's Parcel Number: 031-201-031  
Application Number: MST2017-00120  
Owner: Louis and Leonila Sanchez  
Agent: Trish Allen, SEPPS  
Architect: Tom Ochsner  
Landscape Architect: Julio Veyna

(This is a revised project description: Proposal for a mixed-use project. Project proposes a lot merger of five parcels (APNs 031-201-022, -023, -024, -026, -017); the adaptive re-use of an existing 6,392 square foot mixed-use building, containing two residential units, and an existing 4,548 square foot commercial building; demolition of three commercial buildings totaling 4,758 square feet; and the construction of a new 12,001 square foot, 7-unit apartment structure. Total units on site will be 9, two-bedroom units ranging in size from 800 to 1,512 square feet. Also proposed are 16 uncovered parking spaces and 12 covered parking spaces, and roof mounted photovoltaic paneling. Project requires Planning Commission review.)

**(Second Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on April 24, 2017.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**