



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
AGENDA
OCTOBER 8, 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, October 4, 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 **September 24, 2018**.C. Consent Calendar of **October 8, 2018**.

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

E. Subcommittee Reports.

REVIEW AFTER FINAL**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. The project also proposes the installation of 22 new streetlights at various locations in the City.)

(Review After Final of change in paver color from 'red' to 'buff'. Project was last reviewed on June 18, 2018.)

REVIEW AFTER FINAL**2. 517 W FIGUEROA ST****R-M Zone**

(3:35) Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.)

(Review After Final of in-field changes to landscaping plan. Changes include removal of approved planters and vines previously proposed at the entrance of each unit. Project was last reviewed on October 16, 2017.)

CONCEPT REVIEW - NEW ITEM**3. 519 GARDEN ST****M-C Zone**

(4:05) Assessor's Parcel Number: 031-202-008
Application Number: MST2018-00490
Owner: Alex Tate
Architect: Tracy Burnell

(Proposal for a remodel of two existing commercial structures. Project consists of the conversion of a single-story warehouse to an event space and catering kitchen, and the addition of 16 square feet of office space to an existing single-story office building. Also proposed is the demolition of an existing site wall, façade remodels for multiple elevations, new flatwork, and new landscaping. Project proposes to reduce the number of on-site parking spaces from seven to six.)

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

CONCEPT REVIEW - CONTINUED ITEM**4. 22 ANACAPA ST****OC/SD-3 Zone**

(4:35) Assessor's Parcel Number: 033-113-008
Application Number: MST2018-00412
Owner: Art Center, LLC

(Proposal for tenant improvements to a commercial building located in the Funk Zone. The project includes a new canopy, decorative metal and tempered glass fencing, wood counters, fire pit, painting exterior walls and doors, replacing exterior fencing and patio as required to install

ADA parking, and the addition of a new shade trellis. Project includes alterations to existing murals as well as proposals for new murals.)

(First Concept Review. Comments Only. Project requires further Environmental Assessment. Project was postponed on August 13, 2018.)

CONCEPT REVIEW - NEW ITEM

5. 220 LADERA ST

R-MH Zone

(5:10)

Assessor's Parcel Number: 037-260-019
 Application Number: MST2018-00514
 Owner: Vincent Family Real Estate, LLC
 Architect: CSA Architects

(Proposal for an exterior remodel of an existing 43-unit residential complex. Project consists of replacement of all doors and windows, refinishing of stucco, new siding, guardrails, horizontal wood fencing, and new patio enclosures with updated permeable paving. Project also consists of conversion of an existing storage room to an enclosed bicycle storage area for 24 bicycles. An updated landscape plan is also proposed.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1108 OLIVE ST

R-M Zone

(5:45)

Assessor's Parcel Number: 029-180-012
 Application Number: MST2018-00476
 Owner: Andre Schneider

(Proposal for a four unit residential project to be developed using the Average Unit Size Density (AUD) Program. Project consists of the demolition of all structures on site, and the construction of two, two-story duplexes. Unit mix will include three, 2-bedroom and one studio apartments ranging in size from 315 to 1,128 square feet with an average unit size of 877 square feet. The proposed density on this 7,250 square foot lot is 25 dwelling units per acre, on a parcel with a General Plan Land Use Designation of Medium-High Density which allows for 15-27 dwelling units per acre. Also proposed are four covered parking spaces and changes to the on-site landscaping.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS