



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
AGENDA
OCTOBER 22, 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 18, 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 **October 8, 2018**.C. Consent Calendar of **October 22, 2018**.

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

E. Subcommittee Reports.

PRE-APPLICATION REVIEW**1. 604 E ORTEGA ST****P-R Zone****(3:15)**

Assessor's Parcel Number:	031-172-002
Application Number:	MST2018-00508
Owner:	City of Santa Barbara
Applicant:	George Thomson

(This is a one-time Pre-Application Consultation: Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, waterslide, basketball court, skate park, bocce ball courts, cornhole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code, Title 30.)

(Comments Only.)**CONCEPT REVIEW - NEW ITEM****2. 121 E YANONALI ST****OC/SD-3 Zone****(3:45)**

Assessor's Parcel Number:	033-054-028
Application Number:	MST2018-00538
Owner:	Castagnola Italo Etal Trustees
Architect:	Andrulaitis & Mixon

(Proposal for a new mural to be located on the west elevation of an existing non-residential building at the corner of Gray and Yanonali Streets.)

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

CONCEPT REVIEW - CONTINUED ITEM**3. 3855 STATE ST****C-G/USS Zone**

(4:05) Assessor's Parcel Number: 051-010-010
Application Number: MST2018-00436
Owner: Macerich La Cumbre, LLC
Applicant: Darin Eng
Agent: Sam Masterson

(Proposal for a tenant improvement to an existing commercial use. Project consists of a multiple elevation remodel of an existing grocery store in preparation for occupation by Bristol Farms. Alterations include new stucco, stone, paint, and tile roofing, relocation of entry doors, and the installation of new storefront windows. An increase in height from 25 feet to 37 feet in proposed as part of the façade remodel.)

(Second Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on August 27, 2018.)

CONCEPT REVIEW - NEW ITEM**4. 36 HITCHCOCK WAY****R-2/USS Zone**

(4:35) Assessor's Parcel Number: 051-040-059
Application Number: MST2018-00513
Owner: Channel Islands, YMCA
Applicant: Shawn Dahlen
Architect: Charles McClure

(Proposal to reconfigure areas within the parking lot of the YMCA. Project consists of the addition of 37 new parking spaces, removal of existing hardscape and landscaping to accommodate new parking, removal and replacement of 16 trees, removal of walls and fencing, and the installation of new landscaping, irrigation and permeable paving.)

(Comments Only. Project requires further Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 401 S HOPE AVE****RS-7.5/ACS/SP4-RA/USS Zone****(5:05)**

Assessor's Parcel Number: 051-240-018
Application Number: MST2017-00697
Owner: SB Automotive, LLP
Applicant: Lusardi Construction Co.

(Proposal for a remodel to an existing auto dealership comprising enclosure of a 1,037 square foot existing roofed display area, and demolition and reconstruction of floor area, resulting in a total of 1,760 square feet of new enclosed floor area. The remodel also includes upgrading the existing showroom and restrooms, demolition of non-load bearing partition walls, new paint, new flooring, and new storefront systems with a similar look and color. The total area of work, including the new enclosed area, is approximately 8,954 square feet. Other exterior alterations include the demolition of an existing vehicle display and demonstration course, new and reconfigured parking spaces, and landscaping around the building entrance per vehicle brand specifications. Planning staff has granted a Substantial Conformance Determination (Level II) for new floor area that the Planning Commission previously approved under Resolution No. 020-95.)

(Comments Only.)**SEE SEPARATE AGENDA FOR CONSENT ITEMS**