



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
AGENDA
NOVEMBER 5, 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, November 1, 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 22, 2018.****C. Consent Calendar of **October 29** and **November 5, 2018.******D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****FINAL REVIEW****1. 711 N MILPAS ST****C-G Zone****(3:15)**

Assessor's Parcel Number:	031-121-014
Application Number:	MST2015-00561
Owner:	711 N Milpas, LLC
Agent:	Alan Bleeker, Agent for Owner
Applicant/Architect:	RRM Design Group
Contractor:	Scott Schell
Landscape Architect:	Rachel Arriaga

(Proposal for a new mixed-used development to be developed under the Average Unit Density Incentive Program (AUD). Project includes a lot merger between eight lots (APNs 031-184-011, -014, -016, -017, -019, -021, -022, and -024) for a total project site of 66,199 square feet. Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished, and a new 57,721 square foot mixed-use building will be constructed containing a total of 2,874 square feet of non-residential floor area and 76 residential units. Unit mix will consist of 44 2-bedroom, and 32 1-bedroom units ranging in size from 575 to 805 square feet with an average unit size of 684 square feet. The proposed density for this project is 50 dwelling units per acre on a parcel within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. Also proposed are 89 parking spaces and 80 bicycle parking spaces. Project received Staff Hearing officer approval for a front setback modification on May 27, 2016. A Level 2 Substantial Conformance Determination for a reduction in commercial floor area has been granted, which brought the project in compliance with City parking requirements.)

(A. Overview of the history and status of the 711 North Milpas Street mixed-use project. Discussion will include a presentation from staff on the history of approvals and review for the 76-unit Average Unit-Size Density Program project, as well as clarification on process and purview for the ABR.)

(B. Action may be taken if sufficient information is provided. Project requires Conditions of Approval outlined in the memo from City staff dated September 24, 2018. Project was last reviewed on September 24, 2018.)

CONCEPT REVIEW - NEW ITEM**2. 501 NINOS DR****P-R/SD-3 Zone****(5:05)**

Assessor's Parcel Number: 017-362-005
 Application Number: MST2018-00494
 Owner: City of Santa Barbara
 Applicant: George Thomson

(Proposal for renovation and alterations to Dwight Murphy Field, including conversion of an existing grass soccer field to artificial turf with new fencing and lighting, replacement of existing buildings with restrooms at a new location, and accessible pathways. Additional new amenities include a fitness area, youth baseball field, picnic areas, and a universally accessible playground. The project will also involve the conversion of Park Road to primarily one-way circulation with angled parking, and redesigned park entries. Planning Commission review is required for a Coastal Development Permit.)

(First Concept Review. Comments Only. Project requires further environmental assessment and Planning Commission review.)

REVIEW AFTER FINAL**3. 510 E ORTEGA ST****M-C Zone****(5:45)**

Assessor's Parcel Number: 031-171-002
 Application Number: MST2015-00530
 Owner: Tom and Monica Curry
 Applicant: Bildsten Architecture and Planning
 Architect: Erica Obertelli

(Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.)

(Review After Final of a new pedestrian walkway where the building originally had no setback, and changes to the windows and garage. Project was last reviewed on December 19, 2016.)

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

(6:15) Assessor's Parcel Number: 033-113-008
Application Number: MST2018-00412
Owner: Art Center, LLC
Applicant: Saba Zahedi

(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, firepit, 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 October 8, 2018.)

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

CONCEPT REVIEW - CONTINUED ITEM**5. 520 ANACAPA ST****M-C Zone**

(7:05) Assessor's Parcel Number: 031-201-023
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 a residential unit, 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 8, 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.)

(Second Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on September 10, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**6. 401 ORILLA DEL MAR DR****R-4/SD-3 Zone****(7:45)**

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.)

(Second Concept Review. Comments Only. Project requires review by Planning Commission. Project was last reviewed on July 30, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS