



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

JANUARY 14, 2019

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

BOARD MEMBERS:

Kevin Moore, *Vice Chair*
Bob Cunningham
Ivan Insua
Leon A. Olson
Richard Six
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

John Campanella

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Ozyilmaz, 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 Ozyilmaz, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email MOzyilmaz@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

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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, January 10, 2019, 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 **December 17, 2018**.C. Consent Calendar of **January 7** and **January 14, 2019**.

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

E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1502 SAN PASCUAL ST****R-M Zone****(3:15)**

Assessor's Parcel Number:	043-252-015
Application Number:	MST2016-00349
Owner:	Turner Foundation
Applicant:	Tom Smith Architect

(This is a revised project description: Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of two Canary Island pines trees, one Schefflera, one Ash tree, and one Privet tree ranging in height from 50' - 70'. A total of 44 parking spaces are required, with 54 proposed including three ADA spaces. This project addresses violations identified in enforcement case ENF2014-00633.)

(Review After Final of the replacement of *carex glauca* with artificial turf. Project was last reviewed on August 27, 2018.)

PROJECT DESIGN REVIEW**2. 602 W ANAPAMU ST****P-R Zone**

(3:40) 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, a designated Neighborhood Park. Project consists of the remodel of the existing multi-purpose field, and existing basketball court, as well as the installation of a new exercise path, 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.)

(Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines. Project was last reviewed on September 10, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**3. 520 ANACAPA ST****M-C Zone**

(4:20) Assessor's Parcel Number: 031-201-023
Application Number: MST2017-00120
Owner: Louis and Leonila A. 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.)

(Fourth Concept Review. No final appealable decision will be made at this hearing. Prior to action project requires compliance with the Project Compatibility Analysis, and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on November 19, 2018.)

PROJECT DESIGN REVIEW**4. 201 N CALLE CESAR CHAVEZ****M-I Zone****(5:00)**

Assessor's Parcel Number: 017-030-002
 Application Number: MST2018-00428
 Owner: Santa Barbara Business Center, LLC
 Applicant: John Merritt

(Proposal to construct a new cell site in existing bell tower. Project consists of raising the existing bell tower five feet and enclosing antennas within new extension. Also proposed is the installation of a new raised platform below antennas to be housed within the existing structure. All equipment and antennas will be screened from view.)

(Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project requires a no-visual impact finding upon approval. Project was last reviewed on September 24, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**5. 217 S MILPAS ST****C-2/SD-3 Zone****(5:30)**

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.)

(Second Concept Review. No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project requires review by Planning Commission and was last reviewed on September 10, 2018.)

FINAL REVIEW**6. 732 BOND AVE****C-G Zone**

(6:10) Assessor's Parcel Number: 031-232-007
Application Number: MST2014-00453
Owner: Allen Arnold
Applicant: Kevin Moore Architect

(Proposal for a new mixed-use project using the Average Unit-Size Density (AUD) Incentive Program. Project consists of demolishing an existing 700 square foot single-family dwelling and the construction of 750 square feet of commercial floor space, and three residential units to be built in one 3-story mixed-use and one 2-story residential building. The unit mix will include three 2-bedroom units ranging in size from 907 to 1,539 square feet with an average unit size of 1,129 square feet. The proposed density on this 5,342 square foot lot will be 28 dwelling units per acre on a parcel with a General Plan land use designation of Commercial High Residential, which allows for 28-36 dwelling units per acre. Six covered parking spaces are proposed. No new grading is proposed.)

(Final Approval is requested. Project requires substantial conformance with the Project Design Approval plans approved when the project was last heard on April 23, 2018.)

PROJECT DESIGN REVIEW**7. 220 W CANON PERDIDO ST****C-G Zone**

(7:05) Assessor's Parcel Number: 039-311-016
Application Number: MST2018-00597
Owner: Hideko E. Malis Trust
Applicant: Vernon Stratton

(Proposal for a remodel of multiple façades for a nonresidential structure. Project consists of the removal of the existing siding and replacing it with new Hardie Plank HL5 siding. Project also includes new Hardie Trim and weather barrier.)

(Project Design and Final Approval is requested. Project required compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, and was last reviewed on December 17, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1317 PUNTA GORDA ST****R-M Zone**

(7:35) Assessor's Parcel Number: 017-300-017
Application Number: MST2018-00627
Owner: Jim Carr
Architect: Tom Ochsner

(Proposal for seven new residential duplexes developed under the Average Unit Density Incentive Program (AUD). Project includes demolition of an existing single residential unit, asphalt driveway, and site paving, and the construction of seven, two-story duplexes comprised of 14 two-bedroom units ranging in size from 810 to 992 square feet with an average unit size of 914 square feet. The proposed density for this 23,847 square foot parcel is 25 dwelling units per acre on a site with a General Plan Land Use Designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Additional site improvements include a new parking lot with 14 parking spaces for the residential units, a permeable paver driveway, bicycle parking, common areas, fencing, paths, paved and landscaped area, and trash enclosure.)

(Concept Review. No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Infill Design Guidelines, and Outdoor Lighting Design Guidelines.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS