



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW AGENDA FEBRUARY 11, 2019

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

BOARD MEMBERS:

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

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, February 7, 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 meetings of **January 14 and **January 28, 2019**.****C. Approval of the Consent Calendar of **February 4** and **February 11, 2019**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****DISCUSSION ITEM****1. STAFF PRESENTATION ON STATE HOUSING LEGISLATION****(3:15)**

Staff:

Rosie Dyste, Project Planner

(Staff discussion of three bills from the State's 2017 Housing Package (Assembly Bill 678 or AB 678, Senate Bill (SB) 167 or SB 167, and SB 35) and their relationship to the City's proposed work program for Residential Multi-unit Objective Design Standards. An Ad Hoc Subcommittee will be formed comprised of members from Historic Landmarks Commission, Architectural Board of Review, and Planning Commission to advise staff on development of objective design standards for residential multi-unit development. Staff is requesting that a Historic Landmarks Commissioner be appointed to the subcommittee.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 22 ANACAPA ST****OC/SD-3 Zone****(3:45)**

Assessor's Parcel Number:

033-113-008

Application Number:

MST2019-00039

Owner:

Art Center, LLC

(Proposal for a new mural on an existing commercial structure. Project consists of the installation of a mural containing the text "Funk Zone".)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines.)

PROJECT DESIGN APPROVAL**3. 501 E MICHELTORENA ST****R-M Zone**

(4:15) Assessor's Parcel Number: 027-260-024
 Application Number: MST2017-00795
 Owner: Roscoe Villa
 Architect: Ken Vermillion

(Proposal for a new multi-unit residential development using the Average Unit-Size Density (AUD) Program. Project consists of the demolition of an existing 1,743 square foot, single-story duplex and detached two-car garage, and the construction of a new four-unit, two-story apartment building. Unit mix will include one 3-bedroom unit, one 2-bedroom unit, one 1-bedroom unit, and one studio unit ranging in size from 405 to 1,417 square feet with an average unit size of 890 square feet. Proposed density on this 7,500 square foot lot is 24 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 parking spaces, site alterations and landscaping, and alterations to the on-site sandstone retaining wall bordering the sidewalk. Grading will include 10 cubic yards of cut and 35 cubic yards of fill.)

(Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project requires conditions for the Average Unit-Size Density Program Annual Residents Survey. Project was last reviewed on May 21, 2018.)

PROJECT DESIGN APPROVAL**4. 1250 COAST VILLAGE RD****C-1/SD-3 Zone**

(4:25) Assessor's Parcel Number: 009-230-037
 Application Number: MST2018-00581
 Owner: FM Properties
 Architect: The Warner Group Architects

(Proposal for cosmetic changes to an existing commercial building in the Non-Appealable Jurisdiction of the Coastal Zone. The exterior alterations comprise replacement of Saltillo tile walkways with brick pavers, replacement of roof tiles on tower elements with standing seam metal roofs, replaced lighting, minor accessibility improvements, and new landscaping.)

(Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and was last reviewed on January 28, 2019.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1723 GARDEN ST****RS-15 Zone**

(4:50) Assessor's Parcel Number: 027-112-007
 Application Number: MST2018-00668
 Applicant: Amy Taylor
 Owner: Valerie Cherot

(Proposal to permit various unpermitted conditions on a multi-unit residence. Project consists of reducing the number of units from 11 to 9, per a 1975 Planning Commission Condition of Approval, permitting an unpermitted garden area that displaced three required parking spaces, permitting unpermitted doors, decks, stairs and railings at several units, and minor additions to two of the units. The project also includes storage lofts and other alterations to the interior configuration of various units. Planning Commission review is requested for a parking modification for a reduction in parking from the 13 required to 3 provided, and an interior setback modification. The project also require a waiver from the Architectural Board of Review for an Alternative Open Yard Design. This project will address violations in Zoning Information Report ZIR2017-00334 and Enforcement Case ENF2017-01216.)

(First Concept Review. No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project requires review by the Planning Commission.)

PROJECT DESIGN APPROVAL**6. 401 S HOPE AVE****RS-7.5/ACS/SP4-RA/USS Zone**

(5:55) Assessor's Parcel Number: 051-240-018
 Application Number: MST2017-00697
 Owner: Santa Barbara Auto Group
 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.)

(Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on January 28, 2019.)

*** THE BOARD WILL RECESS FROM 6:30 TO 6:50 P.M. ***

PRE-APPLICATION REVIEW

7. 402 S HOPE AVE

RS-7.5/ACS/USS Zone

(6:50)

Assessor's Parcel Number:	051-240-017
Application Number:	MST2019-00012
Owner:	Santa Barbara Automotive, LLP
Applicant:	Mike Ramsey

(This is a one-time pre-application consultation. Proposal for a 1,197 square foot fabric canopy work area to house special alignment equipment and safety features of new cars.)

(No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis.)

PRE-APPLICATION REVIEW

8. 526 N QUARANTINA ST

C-G Zone

(7:20)

Assessor's Parcel Number:	031-231-018
Application Number:	MST2019-00005
Owner:	Ned Pasori
Architect:	Jeff Shelton

(This is a one-time pre-application consultation. Proposal for a three unit residence using the Average Unit-Size Density (AUD) Program. Project proposes the demolition of a 1,350 square foot residence and 300 square foot garage, and the construction of a 4,372 square foot, three-story, three unit residential building with three covered parking spaces. Unit mix includes one, 2-bedroom unit and two, 1-bedroom units ranging in size from 630 to 1,271 square feet with an average unit size of 872. The proposed density on this 2,675 square foot parcel is 56 dwelling units per acre on a lot within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. This project has not been reviewed for compliance with applicable City development standards.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS