



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW AGENDA FEBRUARY 25, 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 21, 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 **February 11, 2019**.C. Approval of the Consent Calendar of **Tuesday, February 19** and **February 25, 2019**.

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

E. Highway 101 Roundabout Ad HOC Subcommittee Appointment.

F. Subcommittee Reports.

REVIEW AFTER FINAL**1. 350 HITCHCOCK WAY****RS-7.5/ACS/USS Zone****(3:15)**

Assessor's Parcel Number:	051-240-003
Application Number:	MST2015-00090
Owner:	DCH California Investments, LLC
Applicant:	Suzanne Elledge Planning & Permitting (SEPPS)
Architect:	Robert Plant

(Proposal to demolish an approximately 15,936 square foot existing service bay structure, including 2,363 square feet of commercial floor area, and construct a new 36,752 square foot, two-story automobile dealership building. The building will include three automobile showrooms, business and automobile parts area, enclosed service bays, and interior car storage. The project includes 99 parking spaces. The subject property is identified as Parcel 2 of an approved subdivision approved under MST2014-00166. This project received Planning Commission approval of a Development Plan and P-D Development Plan on April 7, 2016.)

(Request for Review After Final Approval for the addition of a metal branding arch to the front façade and change to exterior wall finishing. No new floor area is proposed as part of this change. Project was last reviewed on January 28, 2019.)

PROJECT DESIGN APPROVAL**2. 519 GARDEN ST****M-C Zone**

(3:45) 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 demolition of 13 square feet of office space to an existing single story office building. Also proposed as 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.)

(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on January 28, 2019.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 219 E HALEY ST****M-C Zone**

(4:30) Assessor's Parcel Number: 031-202-014
Application Number: MST2016-00078
Owner: Price Living Trust
Architect: Ed DeVicente

(Proposal for a new mixed-use development using the Average Unit Density (AUD) Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 35 unit, mixed-use development. Unit mix will include 14 two-bedroom units, 16 one-bedroom units, and 5 studios ranging in size from 412 to 1,011 square feet, with an average unit size of 719 square feet. Also proposed are two commercial spaces totaling 1,816 square feet. The proposed density on this 25,541 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, and 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 35 covered parking spaces for the residential units and 5 covered parking spaces for the commercial area, with 38 spaces required. Planning Commission review is required.)

(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, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines. Project requires review by Planning Commission. Project received a pre-application consultation on March 27, 2017.)

PROJECT DESIGN APPROVAL**4. 501 E MICHELTORENA ST****R-M Zone****(5:20)**

Assessor's Parcel Number: 027-260-024
 Application Number: MST2017-00795
 Owner: Roscoe Villa
 Architect: DesignArc

(This project has been revised from its previously approved design in response to direction from City Council following their decision to uphold an appeal of the approval of the project on the basis of neighborhood compatibility on August 14, 2018. 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.)

IN-PROGRESS REVIEW**5. 1298 LAS POSITAS RD****RS-1A/P-R Zone****(6:00)**

Assessor's Parcel Number: 047-010-034
 Application Number: MST2013-00141
 Owner: City of Santa Barbara
 Applicant: Dean Noble, Executive Director
 Architect: Ray Hicks

(Proposal for demolition of an existing 872 square foot office/restroom building at a City tennis facility and construction of a 1,927 square foot tennis recreation building with restrooms, court director office, pro shop, and multipurpose room. The proposal also includes replacement of the existing stadium court seating with stepped planting areas and new stairs down to the courts. New hardscape will provide ADA access and the existing parking lot will be repaired and restriped. The existing concrete practice facility and backboard will be retained, with the addition of a new roof and solar panels. Grading includes 220 cubic yards of cut and 22 cubic yards of fill. The Parks and Recreation Commission made project findings on May 25, 2016.)

(No final appealable decision will be made at this hearing. Project was last reviewed on January 28, 2019.)

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

CONCEPT REVIEW - CONTINUED ITEM**6. 443 CORONA DEL MAR DR****R-4/SD-3 Zone****(6:50)**

Assessor's Parcel Number: 017-322-017
 Application Number: MST2018-00328
 Owner: G6 Hospitality Real Estate, LLC
 Agent: Jarrett Gorin
 Applicant: The Dimension Group
 Architect: Stayton Wood
 Engineer: Ken Okamoto and Associates, Inc.
 Landscape Architect: Roderick Horne

(Proposal for a remodel of an existing Motel 6 in the Coastal Zone. Project consists of an interior remodel, and improvements to the exterior of the two existing, 55 unit, motel buildings including new windows and doors, new roofing, new railings and fencing, metal parking trellises, and upgrades to the pool area. Changes in landscaping are proposed as part of this project, as well as the introduction of planters to the rear parking lot. No change in the number of parking spaces, and no change in the number of rooms are proposed. Project requires review by the Staff Hearing Officer for an interior setback modification, and a parking modification to permit the as-built reduction in parking spaces from 52 required to 46 provided.)

(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. Project requires Staff Hearing Officer review. Project was last reviewed on September 24, 2018.)

ABR-PRE-APPLICATION REVIEW**7. 211 STEARNS WHARF****HC/SD-3 Zone****(7:20)**

Assessor's Parcel Number: 033-120-022
 Application Number: MST2019-00068
 Owner: City of Santa Barbara
 Applicant: Blake Johnson

(This is a courtesy review for a solar panel project on the Ty Warner Sea Center. The Architectural Board of Review does not have purview over solar photovoltaic systems. Project consist of the installation of a 56.6 Kilowatt photovoltaic solar roof mounted system using 160 solar panels. Project is located within the Permitting Jurisdiction of the California Coastal Commission.)

(No final appealable decision will be made on this project by the Architectural Board of Review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS