



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

MARCH 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
Mary Ternovskaya, 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 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. 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 March 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.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

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 25, 2019**.C. Approval of the Consent Calendar of **March 4** and **March 11, 2019**.

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

E. Subcommittee Reports.

(3:15PM) FINAL APPROVAL**1. 926 INDIO MUERTO ST**

Assessor's Parcel Number: 017-284-003
 Zone: C-2/SD-3
 Application Number: PLN2014-00415
 Owner: LWF SB Gateway LP
 Applicant: John Cuykendall
 Architect: David Thiel

(Proposal to demolish an existing 12,000 square foot commercial building, and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms and a 115 space, semi-subterranean parking lot with supportive amenities. Planning Commission approval was granted on May 18, 2017 for Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.)

Final approval is requested. Project requires substantial conformance with the Project Design Approval plans approved on June 4, 2018. Project was last reviewed on July 30, 2018.

(4:00PM) CONCEPT REVIEW (CONTINUED)**2. 219 E HALEY ST**

Assessor's Parcel Number: 031-202-014
 Zone: M-C
 Application Number: PLN2016-00078
 Owner: Price Living Trust
 Architect: Ed De Vicente

(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, 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, Infill Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines. Project requires review by planning commission. Project was last reviewed on February 25, 2019.

(4:35PM) PRE-APPLICATION CONSULTATION

3. 115 W ANAPAMU ST

Assessor's Parcel Number: 039-222-002
Zone: C-G
Application Number: PLN2016-00436
Owner: Sanctuary House of Santa Barbara
Applicant: The Cearnal Collective, LLP

(Proposal for a new mixed use project using the Average Unit Size Density (AUD) Program and Density Bonus. The existing development on site consists of two single-story detached residential units, one two-story 8-unit apartment building, and 20 uncovered parking spaces. The proposal would demolish the two detached residential units and parking lot, maintain the 4,574 square foot 8-unit apartment building, and construct a new five-story, 59 foot tall, mixed-use building. Following the initial ABR Concept Review, the project will go before the Planning Commission for a hearing to consider the required findings for a Community Benefit project to exceed 45 feet in height. Unit mix will be 34 affordable studios with an average unit size of 458 square feet with a resident population including adults living with mental illness, and veterans. A community benefit designation will be requested for the proposed new nonresidential floor area totaling 7,031 square feet consisting of a medical and dental clinic, offices, and meeting rooms providing mental health services for residents. A total of nine parking spaces will be provided on-site and on the adjacent alley, and 16 bicycle parking spaces.)

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, Infill Design Guidelines, Outdoor Lighting Design Guidelines.

(5:25PM) PROJECT DESIGN APPROVAL**4. 501 E MICHELTORENA ST**

Assessor's Parcel Number: 027-260-024
Zone: R-M
Application Number: PLN2017-00795
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. 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 188 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 and an environmental finding for a CEQA guidelines section 15183 exemption - projects consistent with the general plan. Project was last reviewed on February 25, 2019.)

(6:00PM) CONCEPT REVIEW (NEW)**5. 420 E CARRILLO ST**

Assessor's Parcel Number: 029-302-028
Zone: C-G
Application Number: PLN2019-00057
Owner: QCI 420 Carrillo LLC
Architect: Anacapa Architecture

(Proposal for a façade remodel and non-residential addition to an existing commercial structure. Project consists of repainting the existing exterior brick and installation of wood cladding to existing architectural features. The project also includes a new elevator shaft to improve access to the second floor, new railings and stairs, and new rooftop equipment. Also proposed is a reconfiguration of the parking lot, and installation of new landscaping at the upper and lower parking lots. Project proposes to reallocate square footages to exclude existing mechanical equipment rooms and add 85 square feet of net new non-residential floor area. Project requires a Development Plan Approval finding from the Architectural Board of Review as well as a waiver for an alternative parking lot landscape design.)

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 Guidelines. Project requires a Development Plan Approval for an addition of non-residential square footage.

*** THE BOARD WILL RECESS FROM 6:35 TO 6:55 P.M. ***

(6:55PM) CONCEPT REVIEW (NEW)

6. 29 S MILPAS ST

Assessor's Parcel Number: 017-171-024
Zone: C-R
Application Number: PLN2018-00682
Owner: S & P Investments
Architect: Paul Poirier & Associates Architects

(Proposal for a remodel of an existing commercial shopping center. Project consists of a façade remodel including new colors, copper gutters, sandstone bases, and extended eaves. A new 33 foot tall entry tower is proposed for a new grocery store location. A reallocation of non-residential floor area is proposed with demolition of a 1,697 square foot mezzanine and construction of a 606 square foot loading dock. Also proposed are changes to parking lot circulation and configuration, new landscaping and site lighting, and storm water management improvements. Project requires a Minor Zoning Exception for an increase in building height within the north interior setback. An application for the removal of two street trees, a Metrosideros Excelsa and Ficus Benjamina, has been submitted for review by the City's Parks and Recreation Department.)

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, Haley/Milpas Design Manual. Project Requires Findings For A Minor Zoning Exception For Increasing Roof Height Within An Interior Setback.

(7:25PM) PRE-APPLICATION CONSULTATION

7. 329 ALAMEDA PADRE SERRA

Assessor's Parcel Number: 031-392-025
Zone: R-2
Application Number: PLN2019-00040
Owner: Salvador & Maria Rodriguez
Applicant: Jan Hochhauser

(This is a one-time Pre-Application Consultation. Proposal for two residential duplexes. Project consists of the demolition of an existing one-and-two-story single residential unit and the construction of two, two-and-three-story duplexes. Units will range in size from 2,412 to 3,640 net square feet. Site work will include new landscaping, driveways, courtyards, and patios. This project has not been reviewed for compliance with all 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, Infill Design Guidelines, Outdoor Lighting Design Guidelines.

SEE SEPARATE AGENDA FOR CONSENT ITEMS