



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

### MAY 6, 2019

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://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](mailto: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](http://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) 564-5399 or email [MOzyilmaz@SantaBarbaraCA.gov](mailto: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](http://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 online at [SantaBarbaraCA.gov/CityTV2](http://SantaBarbaraCA.gov/CityTV2). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/ABRVideos](http://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, May 2, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://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 attempt to 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 **April 22, 2019**.****C. Approval of the Consent Calendar of **April 29** and **May 6, 2019**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(3:15PM) PROJECT DESIGN APPROVAL****1. 101 S CANADA ST**

Assessor's Parcel Number: 017-231-016  
Zone: R-2  
Application Number: PLN2016-00536  
Owner: Edward St. George  
Applicant: On Design LLC

(Proposal for three condominium units. Project consists of the construction of a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. The existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage, and one-car carport. The development on site will be 7,064 square feet with a residential density of 10 dwelling units per acre on an R-2 (Two-Unit Residential) zoned lot with a General Plan Land Use Designation of Medium Density Residential (max 12 du/acre. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is the demolition of two unpermitted sheds and a two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.)

**Project Design approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on April 9, 2018.**

**(3:55PM) CONTINUED: CONCEPT REVIEW**

- 2. 11 ANACAPA ST**  
Assessor's Parcel Number: 033-112-010  
Zone: OC/SD-3  
Application Number: PLN2017-00009  
Owner: Richlor Living Trust  
Applicant: Ed DeVicente  
Architect: Henry Lenny

(Proposal for a commercial remodel of an existing structure. Project consists of remodeling and adaptive re-use of the existing 11,201 net square foot warehouse building located at 11 Anacapa Street. The project includes conversion of 2,500 net square feet to a restaurant use with 1,834 square-foot outdoor dining patio, conversion of 1,291 net square feet to retail, demolition of 1,310 net square feet of second floor area, a parking lot reconfiguration and accessibility improvements, and a new trash enclosure and transformer.)

**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 was last reviewed on April 22, 2019.**

**(4:30PM) FINAL APPROVAL**

- 3. 3855 STATE ST**  
Assessor's Parcel Number: 051-010-010  
Zone: C-G/USS  
Application Number: PLN2018-00436  
Owner: Macerich La Cumbre LLC  
Agent: Sam Masterson  
Applicant: Darin Eng

(Proposal for a tenant improvement to an existing commercial use. Project consists of a multiple elevation remodel of an existing grocery store in preparation for occupation by Bristol Farms. Alterations include new stucco, stone, paint, and tile roofing, relocation of entry doors, and the installation of new storefront windows. An increase in height from 25 feet to 37 feet is proposed as part of the façade remodel.)

**Final approval is requested. Project requires Substantial Conformance with the plans granted Project Design Approval on April 8, 2019.**

**(5:20PM) PROJECT DESIGN APPROVAL****4. 220 LADERA ST**

Assessor's Parcel Number: 037-260-019  
Zone: R-MH  
Application Number: PLN2018-00514  
Owner: Vincent Family Real Estate, LLC  
Applicant: CSA Architects

(Proposal for an exterior remodel of an existing 43-unit residential apartment complex. Project consists of replacement of all doors and windows, refinishing of stucco, new siding, guardrails, horizontal wood fencing, and new patio enclosures with updated permeable paving. Project also consists of conversion of an existing storage room to an enclosed bicycle storage area for 24 bicycles, converting the existing garage/maintenance building to a maintenance building with no parking, and legalizing an unpermitted parking lot restripe to increase parking by 6 spaces; from 59 spaces (approved) to 65 spaces (proposed). A waiver by the Public Works director is required to provide less than the required 43 bicycle parking spaces, and a waiver by the Architectural Board of Review is required to approve variations from the parking area landscape and fence standards. An updated landscape plan is also proposed.)

**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 was last reviewed on October 8, 2018.**

**(6:00PM) CONTINUED: CONCEPT REVIEW****5. 1317 PUNTA GORDA ST**

Assessor's Parcel Number: 017-300-017  
Zone: R-M  
Application Number: PLN2018-00627  
Owner: Jim Carr  
Architect: Tom Ochsner  
Landscape Architect: Charles McClure

(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 four residential structures housing 14 two-bedroom units ranging in size from 815 to 1,034 square feet with an average unit size of 896 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.)

**Third 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. Project was last reviewed on April 8, 2019.**

**(6:30PM) FINAL APPROVAL**

**6. 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.)

**PLEASE NOTE: Item 6 postponed to the May 20th, 2019 agenda at the applicant's request.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**