



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW AGENDA AUGUST 12, 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 on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). 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, August 8, 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."*

**(3:00 PM) JOINT PUBLIC HEARING:****1. CITY OF SANTA BARBARA ARCHITECTURAL BOARD OF REVIEW (ABR) AND COUNTY OF SANTA BARBARA MONTECITO BOARD OF ARCHITECTURAL BOARD OF REVIEW (MBAR)****NEW ITEM: CONCEPT REVIEW:****INTERSECTION OF OLIVE MILL RD, COAST VILLAGE RD, AND JAMESON LN**

Assessor's Parcel Number: ROW-2812 AND ROW-2819  
 Application Number: PLN2019-00115 (City)  
 19BAR-00000-00116 (County)  
 Owner: City of Santa Barbara,  
 County of Santa Barbara,  
 Caltrans  
 Applicant: Laura Yanez (City), Morgan Jones (County)  
 Designer: James Faber, TY Lin International

(This is a Joint Public Hearing of the ABR and the MBAR. It is a proposal for improvements to the intersection of Coast Village Road, North Jameson Lane, Olive Mill Road, and United States Highway 101 by creating a new intersection configuration. The project proposes to enhance the traffic operations and safety of the intersection by reconfiguring the intersection to a single-lane roundabout, adding sidewalks, directional crosswalks, and landscaping. Tree removals and replacement street lighting are also proposed. This project will be reviewed by the City's Architectural Board of Review in conjunction with the County of Santa Barbara's Montecito Board of Architectural Review. Members of the Montecito Board of Architectural Review will be in attendance at the meeting to comment on the project.)

**No final appealable decision will be made at this hearing. Project requires compliance with the City's Project Compatibility Analysis and the following guidelines: Highway 101 Coastal Parkway Design Guidelines (City), Outdoor Lighting and Streetlight Design Guidelines (City), and Montecito Architectural Guidelines and Development Standards (County).**

- 1.A. **Convening and introduction of MBAR Special Meeting**
- 1.B. **Joint public hearing**
- 1.C. **Staff Report**
- 1.D. **Applicant Presentation**
  - i. Public Comment: Any member of the public may speak to this item for up to two minutes
  - ii. Joint ABR/MBAR Questions
  - iii. Joint ABR/MBAR Comments
- 1.E. **Adjourn MBAR Special Meeting**

**\* THE BOARD WILL RECESS FROM 5:00 TO 5:15 P.M. \***

**(5:15 PM) RESUME MEETING:**

**2. GENERAL BUSINESS**

A. General 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 **July 29, 2019**.

C. Approval of the Consent Calendar of **August 5** and **August 12, 2019**.

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

E. Subcommittee Reports.

**(5:20PM) DISCUSSION ITEM**

3. **DISCUSSION ON DISCRIMINATION/HARASSMENT POLICY – For Information:**  
Recommendation: That Access Advisory Committee receive a presentation from City Staff on Non-Discrimination and Harassment Policy.

Reference Number: PLN2019-00249  
Staff: Sarah Gorman, City Clerk Services Manager

**(5:25 PM) CONTINUED ITEM: CONCEPT REVIEW**

4. **333 S CANADA ST**

Assessor's Parcel Number: 017-300-021  
Zone: R-M  
Application Number: PLN2018-00066  
Owner: Jorge Escamilla, Applicant

(Proposal for a new duplex using the Average Unit-Size Density (AUD) Program. Project consists of the construction of a 1,690 square foot, two-story duplex on a site currently developed with a single residential unit. Unit mix on the site will be two 2-bedroom units, and one 1-bedroom unit ranging in size from 677 to 942 square feet with an average unit size of 789 square feet. The proposed density of this 5,053 square foot lot would be 25 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential which allows for between 15-27 dwelling units per acre. Also proposed are a new second story deck above an existing three-car garage, and an exterior remodel of the existing single residential unit. No grading and no landscape alterations are proposed as part of this project.)

**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 July 30, 2018.**

**(5:55 PM) NEW ITEM: CONCEPT REVIEW**

- 5. 2840 DE LA VINA ST**  
Assessor's Parcel Number: 051-220-023  
Zone: C-R/USS  
Application Number: PLN2019-00197  
Owner: Storch Family Living Trust  
Bernd and Miyako Storch, Trustees  
Applicant: Mark Pettit

(Proposal for a commercial remodel of an existing shopping center. Project consists of replacement of existing storefronts, repair and maintenance of concrete and asphalt, installation of a new trash enclosure, and infill of an existing planter to provide more parking spaces. Project requires a waiver for an alternative parking lot landscape design. A change in color is also proposed.)

**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, Upper State Street Design guidelines.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**