



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

SEPTEMBER 23, 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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

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) 564-5399 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

NOTE: Agenda schedule is subject to change as cancellations occur.

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.

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, September 19, 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 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 **August 26** and **September 9, 2019**.

C. Approval of the Consent Calendar of **September 23, 2019**.

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

E. Subcommittee Reports.

F. The American Institute of Architects Santa Barbara will announce their 11th annual ArchitectTours event, October 5, 2019. The Theme is "The Art of Architecture" This year's tour will celebrate the intersection of art and architecture and will explore nine exceptional projects illustrating the diversity of Art and Architecture from Montecito to Goleta.

(3:15PM) FINAL 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.)

Final Approval is requested. Project plans require substantial conformance with the plans granted Project Design Approval on June 3, 2019.

(4:15PM) PROJECT DESIGN APPROVAL**2. 1317 PUNTA GORDA ST**

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

(Proposal for seven new residential duplexes developed under the Average Unit-Size Density 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.)

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 an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan and conditions for the Average Unit-Size Density program annual residents survey. Project was last reviewed on May 6, 2019. Action is required by November 8, 2019.

(4:45PM) NEW ITEM: CONCEPT REVIEW**3. 16 W MISSION ST**

Assessor's Parcel Number: 025-311-014
Zone: C-G
Application Number: PLN2019-00398
Owner: Nancy Ann Jenkins
Applicant: Heidi Jones

(Proposal for the conversion of an existing commercial complex into a residential complex using the Average Unit-Size Density (AUD) program and the State Bonus Density Law. Project entails an interior conversion of the existing floor area to include a unit mix of nine studio, eleven one-bedroom, and three two-bedroom units ranging in size from 330 square feet and 895 square feet with an average unit size of 520 square feet. The proposed density on this 28,224 square foot lot is 35 dwelling units per acre on a lot with a General Plan Land Use Designation of Medium High Density Residential which allows for 15-27 dwelling units per acre, and using the State's Bonus Density Law which allows for up to 11% more units above base density. As part of the State Density Bonus Law, the proposed conversion includes two units designated for "Very Low" income level tenants. Also proposed is a 130 square foot addition.)

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, and Outdoor Lighting Design Guidelines.

(5:15PM) NEW ITEM: CONCEPT REVIEW**4. 15 S ALISOS ST**

Assessor's Parcel Number: 017-172-018
Zone: R-2
Application Number: PLN2019-00339
Owner: Three J Investment Alisos, LLC
Applicant: Michael Holliday

(THIS IS A REVISED PROJECT DESCRIPTION: Proposal for a new permanent supportive housing project administered through the Salvation Army. The project consists of the construction of a 2,767 square foot, 10 bedroom manufactured housing facility to match the materials, design and finishes of the existing adjacent structures. A wooden deck on the west side of the new building will provide ADA ramp compliant access to new structure. The driveway area behind the existing home will be modified to accommodate an ADA van parking space and three standard parking spaces. New landscaping and site drainage are also proposed.)

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

(6:00PM) FINAL APPROVAL**5. 1412 CASTILLO ST**

Assessor's Parcel Number: 039-052-024
 Zone: R-MH
 Application Number: PLN2016-00529
 Owner: Charles and Sylvia Butler Trust
 Charles and Sylvia Butler, Trustees
 Applicant: Craig Goodman, Architect

(THIS IS A REVISED PROJECT DESCRIPTION: Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). The project will comprise the remodel of two existing units and the construction of two additional units. Unit mix will include two, 2-bedroom units and two, 3-bedroom units ranging in size from 899 to 1,147 square feet with an average unit size of 997 square feet. The proposed density on this 8,172 square foot parcel will be 22 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. Also proposed are four covered and three uncovered parking spaces; as well as a new deck, landscaping, and trellis. Project will address violations identified in enforcement case ENF2016-01132.)

Final approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on June 4, 2018.

(7:00PM) PROJECT DESIGN APPROVAL**6. 219 E HALEY ST**

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

(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.)

PLEASE NOTE: Item 6 postponed to October 7, 2019 at the applicant's request.

SEE SEPARATE AGENDA FOR CONSENT ITEMS