



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

DECEMBER 16, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *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 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, December 12, 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 **December 2, 2019**.C. Approval of the Consent Calendar of **December 9** and **December 16, 2019**.

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

E. Subcommittee Reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW**1. 2 S QUARANTINA ST**

Assessor's Parcel Number: 017-113-024

Zone: M-1/SD-3

Application Number: PLN2019-00585

Owner: Pride of Ownership Property LLC

Applicant: John Cuykendall

(Proposal for a new non-residential structure and staging area. Project entails the demolition of all structures on site and the construction of a new 3,151 square foot, single story industrial structure. The project also proposes two staging areas for equipment and vehicles, new trash enclosure, perimeter planters, and storm water basin. Five parking spaces are 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, Outdoor Lighting Design Guidelines.

(3:55PM) PROJECT DESIGN APPROVAL**2. 11 ANACAPA ST**

Assessor's Parcel Number: 033-112-010
Zone: OC/SD-3
Application Number: PLN2017-00009
Owner: Hannah Beachside LLC
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.)

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 May 6, 2019.

(4:40PM) REVIEW AFTER FINAL APPROVAL**3. 29 S MILPAS ST**

Assessor's Parcel Number: 017-171-024
Zone: C-R
Application Number: PLN2018-00682
Owner: S & P Investments
Applicant: 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, which results in a demolition credit of 1,091 square feet. Also proposed are changes to parking lot circulation and configuration, new trash enclosure, new bicycle parking, 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, a Parking Area Landscape and Fence Standards Waiver, and a Voluntary Lot Merger to merge two adjoining parcels (APNs 017-171-024 and 017-171-004).)

Review After Final Approval is requested for changes to façade colors, additional metal screening, changes in parking configuration, installation of three new floodlights, and new decorative wall lights. Project was last reviewed on December 2, 2019.

(5:10PM) FINAL APPROVAL**4. 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.)

Final Approval is requested. Project plans require substantial conformance with the plans granted Project Design Approval on September 23, 2019.

(6:00PM) COURTESY REVIEW**5. 1122 N MILPAS ST**

Assessor's Parcel Number: 029-202-001
 Zone: RS-15
 Application Number: PLN2019-00621
 Owner: County of Santa Barbara
 Applicant: Thomas Hashbarger

(This is a Courtesy Review for a project not within the City's jurisdiction. Proposal for a slope remediation and storage room at the Santa Barbara Bowl. Project entails constructing a 1,270 square foot storage building, new retaining walls, as well as grading, landscaping, and a small concrete plaza. Project is under the Jurisdiction of the County of Santa Barbara.)

No final appealable decision will be made at this hearing. This is a courtesy review for a project which will be processed through the County of Santa Barbara's Planning Department.

*** THE BOARD WILL RECESS FROM 6:45 TO 7:05 P.M. ***

(7:05PM) FINAL APPROVAL**6. 1412 CASTILLO ST**

Assessor's Parcel Number: 039-052-024
Zone: R-MH
Application Number: PLN2016-00529
Owner: Charles Butler
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. Project was last reviewed on September 23, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS