

**BOARD MEMBERS:**

Kevin Moore, *Chair*  
Richard Six, *Vice Chair*  
Lauren Anderson  
David Black  
Leon A. Olson  
Dennis Whelan

**CITY COUNCIL LIAISON:**

Mike Jordan

**PLANNING COMMISSION LIAISON:**

Roxana Bonderson

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Christina McGuire, Assistant Planner  
Mary Ternovskaya, Commission Secretary

# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

### JUNE 14, 2021

3:00 P.M.

This Meeting Will Be Conducted Electronically  
As Described Below

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IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](https://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](https://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/ABRVideos](https://SantaBarbaraCA.gov/ABRVideos),

**ELECTRONIC PARTICIPATION:** Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/226130374989745936>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

+1 (213) 929-4212

PIN: 282-488-866

Webinar ID: 978-802-163

Oral comments during a meeting may be made by electronic participation only.

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the Board may not have time to review written comments received after 9:00 a.m. on the day of the meeting.**

All public comment that is submitted before 9:00 a.m., the day of the meeting, will be published on the City's website at [SantaBarbaraCA.gov/ABR](https://SantaBarbaraCA.gov/ABR). Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and**

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

***without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.***

**PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board’s subject matter jurisdiction.

**PUBLIC COMMENT ON AGENDIZED ITEMS:** Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The “raise hand” icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not permitted during meetings conducted electronically.

If you want to be listed as an interested party on an item, you have the following options available to submit a request: 1. Submit an e-mail request to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov), 2. Call the ABR Secretary at (805) 564-5470, ext. 3308, or 3. Submit a written request via US Postal Service (USPS); addressed to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). If you have any questions about the posted documents, contact Christina McGuire, ABR Planning Technician, at (805) 564-5465 or email [CMcguire@SantaBarbaraCA.gov](mailto:CMcguire@SantaBarbaraCA.gov). You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

**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 Discussion; and 8. Board/Commission Action.

**AMERICANS WITH DISABILITIES ACT:** If you need 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 services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**APPEALS:** Decisions of the ABR may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk’s office at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals and associated fee must be submitted in writing, and via email to [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) and by first class mail postage prepaid within 10 calendar days of the meeting at which the Board took action or rendered its decision. Appeals and associated fee post marked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**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.

**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, June 10, 2021 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](https://SantaBarbaraCA.gov/ABR).

### PLEASE BE ADVISED

Some of the following advisories have been modified to reflect virtual public meetings and are generally consistent with 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 join the GoToWebinar electronic platform 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 participation at the GoToWebinar platform is required. If an applicant is not present at the GoToWebinar, 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. (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 LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. ***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](https://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project. **Applicants will be limited to 15 minutes for project presentation and a timer will be available on screen for reference. It is at the Chair's discretion to allow applicants additional presentation time.**

**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 **June 1, 2021**.C. Approval of the Consent Calendar of **June 14, 2021**.

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

## E. Subcommittee Reports.

**(3:15PM) CONTINUED ITEM: CONCEPT REVIEW**1. **100 ADAMS RD**

Assessor's Parcel Number: 073-450-003

Zone: A-F/SD-3

Application Number: PLN2020-00306

Owner: City of Santa Barbara

Applicant: Monisha Adnani, PMSM Architects

Architects: Monisha Adnani, PMSM Architects; and Warner Young, 16six Architects

(Proposal for a nonresidential addition to the Santa Barbara Municipal Airport on the north side of the John "Jack" T. Rickard Terminal, inside the Airport Operations Area (AOA) security fence. The project entails installation of a 2,640 square-foot modular building for airline offices with new ramps, stairs, trellis, and exterior lighting. The project requires review by the Planning Commission for a Coastal Development Permit and a Development Plan.)

**Concept Review. No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Airport Design Guidelines. Project was last reviewed on September 21, 2020.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**