



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

**Monday, August 18, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)  
THIEP CUNG  
SCOTT HOPKINS  
COURTNEY JANE MILLER (Landscape Representative)  
STEPHANIE POOLE (Consent Calendar Representative)  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 SUSAN GANTZ, Planning Technician  
                 KATHLEEN GOO, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

| ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST<br>(See ABR Guidelines & Design Review Submittal Requirements for Details) |           |   |
|--|-----------|---|
| <b>CONCEPT REVIEW</b>  | Required  | <p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - four sets of <u>folded</u> plans are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p> |
|  | Suggested | <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>   |
| <b>PROJECT DESIGN APPROVAL</b>   | Required  | <p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>   |
|  | Suggested | <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>   |
| <b>FINAL &amp; CONSENT</b>   | Required  | <p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>  |

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR). If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**PUBLIC COMMENT.** The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the ABR Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the ABR at their meeting.

**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 they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

#### 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 related to each advisory is listed in parenthesis 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 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. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised 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 22.68.110, 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.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the 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 ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)

- 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.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308 or by email at [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

### **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 2.12 and 3.1.2C for specific information.

### **NOTICE:**

- A. On Thursday, August 14, 2014, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR).
- B. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable on computers with high-speed internet access the following business day at [www.SantaBarbaraCA.gov/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

### **GENERAL BUSINESS:**

- A. Public Comment: Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion before the Board. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Architectural Board of Review meeting of **August 4, 2014**. (The Consent Review portion for August 4, 2014, was cancelled.)
- C. Ratify Consent Review of **August 11, 2014**, and **August 18, 2014**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 240 W ALAMAR AVE****R-3/SD-2 Zone**

**(3:15)** Assessor's Parcel Number: 051-283-001  
Application Number: MST2013-00022  
Owner: City Ventures Urban Land, LLC  
Architect: Peikert + RRM Design Group  
Landscape Architect: Courtney Jane Miller

(This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet, including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.)

**(Requires compliance with Planning Commission Resolution No. 018-14. Project last reviewed on October 14, 2013.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 210 W COTA ST****R-3 Zone**

**(3:45)** Assessor's Parcel Number: 037-121-014  
Application Number: MST2014-00338  
Owner: Brian Fahnestock  
Architect: Thompson Naylor Architects

(Proposal for a 1,552 square foot two-story addition at the rear of an existing 1,137 square foot one-story duplex. The existing one-story duplex would be remodeled to a single unit and a new 539 square foot two-car garage with 399 square foot second-floor studio unit is proposed to be attached at the rear of the building. Two existing uncovered parking spaces will be covered. Also proposed is to remove an existing hot tub, car cover, and shed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 19 dwelling units per acre, with a maximum of two units allowed on this 4,600 square foot parcel.)

**(Comments only; project requires Environmental Assessment.)**

**IN-PROGRESS REVIEW****3. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

**(4:15)** Assessor's Parcel Number: 009-230-043  
Application Number: MST2004-00493  
Architect: Jeff Gorrell  
Applicant: John Price  
Owner: Olive Oil & Gas, LP

(This is a revised project. Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 17,802 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,002 square feet of residential space on the second and third floors. The residential component includes 6 three-bedroom units. A total of 38 parking spaces are proposed to include 22 commercial spaces and 16 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval, on appeal with conditions, on 7/15/08 for a Local Coastal Plan Amendment, Zone Change, Tentative Subdivision Map, Coastal Development Permit, Development Plan Approval, and Zoning Modifications. The project requires compliance with City Council Resolution No. 08-084.)

**(Comments only; In-Progress review of the following changes to the project: reduce number of units from eight to six, revised elevations, roof plan, patios, and perimeter walls. Requires a Planning Commission Substantial Conformance Determination and compliance with City Council Resolution No. 08-084. Project was last reviewed on November 2, 2009.)**

**IN-PROGRESS REVIEW****4. 540 W PUEBLO ST****C-O Zone**

**(4:45)** Assessor's Parcel Number: 025-090-046  
 Application Number: MST2007-00092  
 Applicant: Kenneth Marshall  
 Owner: Cancer Center of Santa Barbara  
 Architect: Cearnal Andrulaitis, LLP  
 Landscape Architect: Martha Degasis

(The proposal consists of a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara and rental housing. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot. The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and five residential units. The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area. The project requires approval of a Development Plan by the Planning Commission and Final Community Priority Designation by the City Council.)

**(Comments only; Revisions include an increase in size of parking structure from 68,196 s.f. to 68,962 s.f., increase in total number of parking spaces from 172 to 183, exterior changes to Cancer Center, and elimination of green roof and solar panels. Project requires a Planning Commission Substantial Conformance Determination and compliance with Planning Commission Resolution No. 006-10. Project was last reviewed on July 26, 2010.)**

**CONCEPT REVIEW - NEW ITEM****5. 130 S HOPE AVE****C-2/SD-2 Zone**

**(5:15)** Assessor's Parcel Number: 051-010-007  
 Application Number: MST2014-00365  
 Owner: Macerich Company  
 Architect: Edward Devicente

(Proposal for a façade upgrade of Building "D", which will complete the La Cumbre Plaza façade upgrades to all buildings in accordance with the approved Tenant Design Criteria. Approval of Phase I, Building "G" was granted under master application MST2012-00361. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

**(Action may be taken if sufficient information is provided.)**

**PROJECT DESIGN REVIEW****6. CITYWIDE****NA Zone**

**(5:45)** Assessor's Parcel Number: 099-ORD-0ZO  
 Application Number: MST2014-00103  
 Applicant: Southern California Gas Co.  
 Owner: City of Santa Barbara Public Works  
 Applicant: Scott Loveless  
 Applicant: Veronica Fistes

(This is a revised project description: Proposal to install new poles for an Advanced Meter project. The poles will be installed at five City of Santa Barbara water supply sites around the city, removing eight locations from the 13 locations originally proposed. The 29' tall wood poles will be installed at the following locations: Robbins and Pedregosa PRV at 1833 Robbins Street, La Mesa Reservoir at 945 Fellowship Road, Hoover Reservoir at 605 Mission Ridge Road, El Cielito Reservoir at 2165 Mount Calvary Road, and Camino Viejo PRV at 850 Camino Viejo.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 1, 2014.)**

**PROJECT DESIGN REVIEW****7. NE OF 941 WELDON ROAD**

**(6:00)** Assessor's Parcel Number: ROW-002-244  
 Application Number: MST2014-00105  
 Owner: City of Santa Barbara Public Works  
 Applicant: Southern California Gas Company  
 Applicant: Scott Loveless

(Proposal to install a new 29'-0" tall wood pole as part of the Advanced Meter project. The pole will be installed in the public right-of-way. This application previously proposed the 500 block of La Marina for the project location. This new location was reviewed by the Subcommittee and public outreach completed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 1, 2014.)**

**FINAL REVIEW****8. 200 HELENA AVE****OC/SD-3 Zone**

**(6:10)** Assessor's Parcel Number: 033-052-018  
 Application Number: MST2014-00186  
 Owner: Funk Zone Parking, LLC  
 Architect: AB Design Studio Inc.

(Proposal to reduce the size of an existing 1,567 square foot one-story commercial building to 1,292 square feet and exterior remodel including new siding, windows, doors, and roof. The existing 225 square feet of building perimeter paving will be enlarged by 315 square feet for a total of 540 square feet. A new parking layout on an existing concrete parking lot, new landscape planters, and approximately 144 linear feet of 6'-0" tall metal panel fence is also proposed. A previously-permitted shed located at the west corner of the parcel will remain unchanged.)

**(Action may be taken if sufficient information is provided.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**