City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW
AGENDA
JANUARY 24, 2022

3:00 P.M.
This Meeting Will Be Conducted Electronically
As Described Below

BOARD MEMBERS:
Kevin Moore, *Chair*
Richard Six, *Vice Chair*
Lauren Anderson
David Black
Steve Nuhn
Leon A. Olson
Dennis Whelan

CITY COUNCIL LIAISON:
Mike Jordan

PLANNING COMMISSION LIAISON:
Roxana Bonderson

STAFF:
Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Acting Design Review Supervisor
William Russell, Assistant Planner
Mary Ternovskaya, Commission Secretary

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. 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. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos,

ELECTRONIC PARTICIPATION:

Join Meeting Electronically at:
https://santabarbaraca-gov.zoom.us/webinar/register/WN_Q9TpHFXvTMmdiosPROA2dg

Phone number: 1-669-900-6833
Webinar ID: 813 2661 8189

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to 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. 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 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 Zoom platform by selecting the virtual hand icon or by pressing *9 if calling by phone. When persons are called on to speak, their microphone

will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the 'mute/unmute' icon or press "Alt+A" on the keyboard; If using a phone press *6 to unmute. 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 Zoom platform by selecting the virtual hand icon during the presentation of that item or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the 'mute/unmute' icon or press "Alt+A" on the keyboard; If using a phone press *6 to unmute. 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, 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. If you have any questions about the posted documents, contact William Russell, ABR Assistant Planner, at (805) 564-5399 or email WRussell@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. 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 as soon as possible. **Appeals may be filed in person at the City Clerk's office at City Hall or in writing *via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid* within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th 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, January 20, 2022 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

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 Zoom meeting 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 Zoom meeting platform is required. If an applicant is not present at the Zoom meeting, 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 purposed 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 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. 2022 Election of Chair and Vice Chair

B. 2022 Appointment of Consent Review Representatives and Subcommittees.

C. 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.

D. Approval of the minutes of the Architectural Board of Review meeting of **January 10, 2022**.

E. Approval of the Consent Calendar of **January 18** and **January 24, 2022**.

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

G. Subcommittee Reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. **36 E MONTECITO ST**

Assessor's Parcel Number:	033-052-004
Zone:	OC/HRC-2/SD-3
Application Number:	PLN2021-00382
Owner:	Michael Macelhenny
Applicant:	Jared Diganci

(Proposed tenant improvement for the existing commercial building. The project includes renovations to the building, reconfiguration of the parking lot, new landscaping, and new outdoor patio area. The project requests consideration of an alternative landscape design to provide relief for existing site constraints. The project requires Planning Commission approval of a Coastal Development Permit)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Findings and the Urban Design Guidelines.

(3:45PM) NEW ITEM: ONE-TIME CONCEPT REVIEW

2. **1126 N MILPAS ST**

Assessor's Parcel Number: 029-110-023
Zone: RS-1A
Application Number: PRE2021-00290
Owner: County of Santa Barbara
Applicant: Cecilia Villasenor Johnson

(Proposal for ground mounted solar panel installation behind the Santa Barbara Bowl. Project proposes to install 201 solar panels and 4 solar inverters.)

This is a One-Time Pre-Application Consultation. No final appealable decision will be made at this hearing.

(4:20 PM) CONTINUED ITEM: FINAL APPROVAL

3. **1812 SAN PASCUAL ST**

Assessor's Parcel Number: 043-163-011
Zone: R-M
Application Number: PLN2020-00381
Owner: Michael Russell, Ed St. George
Applicant: Noah Greer

(Proposal for four new residential units on a site developed with a duplex using the City's Average Unit-Size Density (AUD) Program. Project entails retaining the existing one-story duplex, and constructing a new two-story structure containing four two-bedroom units. Unit sizes range from 947 to 1,040 square feet with an average unit size of 985 square feet. The proposed density on this 11,580 square foot lot is 23 dwelling units per acre, on a site with a General Plan Land Use Designation of Medium-High Density Residential which allows 15-27 dwelling units per acre. Four new parking spaces are proposed as part of this project.)

Final Approval is requested. Project requires compliance with the plans granted Project Design Approval on May 17, 2021.

(4:55 PM) CONTINUED ITEM: CONCEPT REVIEW

4. **208 COTTAGE GROVE AVE**

Assessor's Parcel Number: 037-201-015
Zone: C-G
Application Number: PLN2020-00613
Owner: Teri Baggao Tuason
Applicant: Kirk Gradin

(Proposal for a three-story, six unit residential building using the Average Unit-Size Density (AUD) Program. Project entails construction of six new 2-bedroom units ranging in size between 835 and 948 square feet, with an average unit size of 894 square feet. The proposed density on the 4,821 square

foot lot is 54 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial - High Density Residential in the Priority Housing Overlay, which allows between 37 and 63 dwelling units per acre. The proposal includes six covered parking spaces and demolition of the existing residential unit and accessory structures.)

No final appealable decision will be made at this hearing. . Project requires compliance with the Project Compatibility Findings. Project was last reviewed on November 1, 2021.

(5:30PM) NEW ITEM: CONCEPT REVIEW

5. **331 RANCHERIA ST**

Assessor's Parcel Number:	037-222-010
Zone:	R-MH
Application Number:	PLN2021-00378
Owner:	Meghan A. Hart
Applicant:	Shaun Lynch

(Proposal for a 1,674 square foot second unit with a 506 square foot garage and a 380 square foot carport. Proposal includes demolition of an existing one-car garage. Property has an existing 880 square foot residence that will remain. A Modification is requested for relief from the Open Yard standards.)

Comments only; project requires Staff Hearing Officer review. Project requires compliance with the Project Compatibility Findings and the Urban Design Guidelines.

SEE SEPARATE AGENDA FOR CONSENT ITEMS