



Public Comment Received for:
121 E Mason St
(PLN2020-00139)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Marc Chytilo	x	
2. Harry Bruell	x	
3. Tara Jones Haaf	x	
4. Jordan Hirsch	x	
5. Ally, John, & Harper Case	x	
6. Michelle Rousseau	x	
7. Bethan Barbour	x	
8. Jack Robbins	x	
9. Jamie Davin	x	

Public Comment #1

From: [Marc Chytilo](#)
To: [Community Development ABRsecretary](#)
Cc: [Megan Arciniega](#)
Subject: Keep the Funk to ABR Visual Aids 7-5-22.pdf
Date: Tuesday, July 05, 2022 6:26:11 PM
Attachments: [Keep the Funk to ABR Visual Aids 7-5-22.pdf](#)

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EXTERNAL

Chair Moore, members of the ABR and Staff:

Please accept the attached letter on behalf of Keep the Funk to the ABR concerning our request for additional visual aids, including story poles, for the ABR's review of this project.

Thank you for your consideration

Marc

* * * * *

Marc Chytilo
Law Office of Marc Chytilo, APC
Post Office Box 92233
Santa Barbara, California 93190
Phone: (805) 682-0585
Email: Marc@lomcsb.com

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LAW OFFICE OF MARC CHYTILO, APC

A PROFESSIONAL CORPORATION

ENVIRONMENTAL LAW

July 5, 2022

Kevin Moore, *Chair*
Architectural Board of Review
c/o Ellen Kokinda, Acting Design Review Supervisor
630 Garden St
Santa Barbara, CA 93101

By Email: ABRSecretary@SantaBarbaraCA.gov

RE: Request for Complete Story Poles - 121 Mason – Somos Funk LLC

Chair Moore and members of the Architectural Board of Review:

This office represents a group Keep the Funk, a community based grassroots organization committed to protecting the character and integrity of the Santa Barbara's Funk Zone.

We have monitored and observed the various iterations of a development proposed for portions and now an entire 2.1 acre block in the Funk Zone including what are now seven (7) separate parcels, identified in planning materials as 121 Mason Street. Nearly all existing structures will be demolished and replaced with new development. The development is proposed to be four stories (60') tall, and proposes development at densities three times the existing zoning. The development does not qualify under the AUD program and the density is not permissible under the Local Coastal Plan. (See Planning Commission Staff Report, June 25, 2020, page 9.) A Modification to reduce the amount of outdoor living space from 15% of net lot area to 8.24% is requested.

The Architectural Board of Review has a critical role in reviewing and molding this project into something worthy and representational of the Funk Zone. Your Board is tasked to assess this project and its compatibility with the neighborhood, surrounding land uses, and its consistency with the applicable land use policies, including the City Project Compatibility Guidelines, the Local Coastal Plan, zoning ordinance, Urban Design Guidelines, Infill Design Guidelines, and Outdoor Lighting Design Guidelines.

In order for your Board and the public to comprehend the project and provide meaningful input, a complete representation of the size, bulk and scale of the project is required. **We ask that you direct the applicant to revise the Story Pole Plan to include story poles and lines that a complete installation of complete depictions of roof heights around the perimeter of the project.**

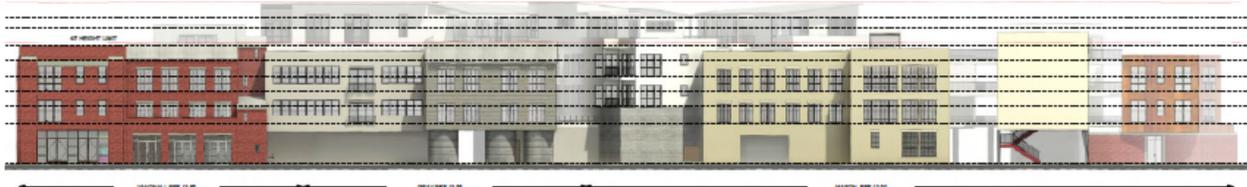
lines where they are not clear and outline the building footprint(s) with stakes and strings or chalk lines. Also, mark all trees to be removed.

Exhibit B, page 4 of 7.

The proposed Story Pole plan includes only a single corner, does not depict the outer plate heights, and only a small section of ridgeline. The footprint is not to be marked, nor are trees identified (according to the plan).

In order to assess the size bulk and scale, each corner should have a pole, and continuous bright construction tape or netting installed showing all outer plate heights. Given the height of the proposed buildings, virtually every surrounding parcel, every existing nearby structure and business, and every public area (sidewalks, roads) in the vicinity of the project will be impacted. The potential for such a large and imposing structure to impact the character of the entire area, potentially several blocks away, necessitates comprehensive story poles.

In addition to story poles, a three-dimensional massing model and/or Rendered Streetscape Elevations representing the buildings is needed to understand the effect on the largely pedestrian-oriented streetscape. The relationship between garage openings, fenestrations, landscaping, outdoor living areas, open areas, commercial areas, artist facilities, parking, bike storage and other street-level features should be demonstrated. Elevations alone are inadequate.



The Visual Aids required should also include tools to consider the project from all publicly accessible locations, including adjacent and nearby businesses, streets and sidewalks, bike and roadways.

2. Story Poles should remain in place for at least 30 days

While ordinarily story poles are required to be complete from the morning of the Friday before the hearing until completion of the hearing and any site visit, City standards plainly contemplate longer periods. “For major projects, longer installation periods may be required.” Exhibit B, page 4 of 7. At this early review stage, an extended period of installation will assist in gauging the compatibility of the proposed development with surrounding land uses for a variety of different audiences, uses, times of day and week, and conditions.

3. Key Compatibility Standards

The ABR must address the following compatibility issues:

1. Consistency with Design Guidelines. The design of the project is **consistent with design guidelines** applicable to the location of the project within the City.
2. Compatible with Architectural Character of City and Neighborhood. The **design of the project is compatible with the desirable architectural qualities and characteristics** which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
3. Appropriate size, mass, bulk, height, and scale. **The size, mass, bulk, height, and scale of the project is appropriate for its location and its neighborhood.**
4. Sensitivity to Adjacent Landmarks and Historic Resources. The design of the project is appropriately **sensitive to adjacent Federal, State, and City Landmarks and other nearby designated historic resources**, including City structures of merit, sites, or natural features.
5. **Public Views of the Ocean and Mountains.** The design of the project responds appropriately to established scenic public vistas.
6. Use of Open Space and Landscaping. The project includes an appropriate amount of **open space and landscaping.**

Keep the Funk believes that considerable additional detail about the physical appearance of this project is required before these compatibility questions can be considered by the public and addressed by the Architectural Board of Review. We ask that the applicant be required to expand the proposed story poles prior to your Board's consideration of this project.

Respectfully Submitted,

LAW OFFICE OF MARC CHYTILO, APC



Marc Chytilo

For Keep the Funk

Chair Kevin Moore, City ABR – 121 E Mason Street
July 5, 2022
Page 5

Encl: Exhibit A: Story Pole Plan S02

Exhibit B: Council Agenda Report, February 14, 2017, including City Visual Aid Requirements
for Development Applications



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 14, 2017

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Policy Requiring Story Pole Installation For Certain Development Projects

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of The Council of The City of Santa Barbara Establishing Requirements For Installation of Story Poles For Certain Projects Proposed Under the Average Unit-Size Density Incentive Program.

DISCUSSION:

On December 13, 2016, staff sought direction from the City Council on a proposed work program for items related to implementation of the Average Unit-Size Density (AUD) Incentive Program. As part of that discussion, the Council directed staff to return with a policy requiring installation of story poles for certain projects proposed under the AUD Incentive Program.

Purpose of Story Poles

The purpose of visual aids, including story poles, is to assist decision-makers, staff, applicants, and the public in the project review process. For decision-makers, visual aids are useful to help determine project consistency with land use policies; to make environmental findings and/or the findings necessary to approve discretionary land use entitlements; evaluate the size, bulk, and scale of projects; and to evaluate a project's neighborhood compatibility and any potential impacts to important public scenic views. Story poles are not always necessary to fulfill this purpose; most discretionary land use and design review decisions in the City are made through the use of alternate forms of visual aids such as photographic simulations, three-dimensional modeling, streetscape renderings, and/or perspective drawings. Story poles are the only form of visual aid currently used by the City that serve a second purpose, to inform the public that a development of a certain size is proposed for a site.

Existing Requirements for Story Poles

The City's current administrative practice is to require story poles whenever any portion of a new nonresidential or multiple-family building or substantial addition exceeds 17 feet in height from existing grade and requires Planning Commission or Staff Hearing Officer review (Attachment 1 – Visual Aid Requirements for Development Applications). Story poles may be required for new buildings and substantial additions that are subject only to review by the Architectural Board of Review (ABR), Historic Landmarks Commission (HLC), or Single Family Design Board, based on a request by the Board or Commission. Planning Division staff may consider exceptions to the requirements for story poles, in the following situations:

1. The proposed structures are clearly consistent in terms of size, bulk, and scale with other buildings in the surrounding neighborhood.
2. The proposed structures are the same height as or smaller than existing buildings in the neighborhood.
3. The proposed structures will not involve blockage or substantial reduction of an important public scenic view.
4. The proposed structures will not be on or project above a topographic ridgeline.
5. The existing condition of the site (dense vegetation, existing buildings, etc.) does not allow for adequate story pole installation. In this case, one or more of the other types of visual aids will be required.

In lieu of, or in addition to, story poles, staff or the design review boards may request other visual aids, such as photo simulations, three-dimensional massing models, perspective drawings, rendered streetscape elevations, and/or comparative building studies. The cost to install story poles can range from \$10,000 to \$50,000 depending on the size of the project, the complexity and method of installation, and the existence of development on the site that can make the installation particularly challenging. The cost of story poles is one reason that the ABR and HLC judiciously consider whether they are necessary to aid in the review of projects.

Historic Landmarks Commission and Architectural Board of Review

Prior to the adoption of the AUD Incentive Program, when the overwhelming majority of mixed-use and multi-unit projects were proposed as residential condominiums, these projects were under the purview of the Planning Commission and thus were subject to the more stringent story pole requirements above. Although the HLC and ABR retain their discretion to require story poles for AUD Incentive Program projects, and any other projects under their purview, they have rarely felt the need to do so.

Staff recently sought input from the HLC and ABR on this topic, and they were in general agreement that story poles should be required for AUD Incentive Program projects under any one of the following circumstances:

- AUD Incentive Program projects that are three stories or 30 feet or more in height (whichever is lower) when proposed in a residential neighborhood (R-3 or R-4) or

in any zone district where three-story buildings do not currently existing within 300 feet of the project site;

- AUD Incentive Program projects that require Planning Commission comments pursuant to SBMC §28.20.080 (Planning Commission Review of Rental Housing Projects), or are referred by the HLC or ABR to the Planning Commission for comments pursuant to SBMC §22.22.133 and §22.68.050, respectively; or
- At the discretion of the HLC or ABR in other instances that warrant the installation of story poles due to the project's potential to substantially exceed the height of surrounding buildings or block or reduce important public scenic views, or if the majority of the HLC or ABR is having difficulty finding the project consistent with the Project Compatibility criteria of SBMC §22.22.145 or §22.68.045, respectively.

In addition to the above, the ABR recommended that story poles be required for all AUD Incentive Program projects with four stories. The HLC considered this additional criteria and ultimately believed that, while story poles for a four-story project may be warranted for projects under the ABR's purview, the HLC did not find it necessary for its review of AUD Incentive Program projects in El Pueblo Viejo Landmark District. However, the HLC did recommend that story poles be required for AUD Incentive Program projects proposed within 150 feet of a designated historic resource, or for any project that appears out of scale with El Pueblo Viejo. Both the ABR and HLC expressed a desire to retain their ability to exempt projects from installing story poles if the improvements are clearly consistent in terms of size, bulk, and scale with other buildings in the surrounding neighborhood.

Conclusion

The ABR and HLC have retained their discretion to require story poles to aid in their review of AUD Incentive Program projects and have, to date, rarely felt the need to do so. For the purpose of evaluating projects for consistency with policies, guidelines, and neighborhood compatibility, the HLC and ABR have suggested the above criteria for story poles for AUD Incentive Program projects. Staff is supportive of these thresholds, as they focus on the projects that are more likely to present size, bulk, and scale issues, and the criteria strike a balance to provide some level of predictability for the applicant and public, while retaining the ABR and HLC's ability to require story poles in other unique circumstances that warrant their installation. The HLC and ABR's recommendations also provide for exemptions for projects that are clearly consistent in terms of size, bulk, and scale with other buildings in the surrounding neighborhood. The ability to exempt certain projects would allow project applicants to forego the added expense of installing the story poles when they are not warranted for purposes of design review. The installation of story poles, when required by the above thresholds, would also serve a second purpose, to notify the public that a development of a certain size is proposed for a site.

If Council agrees with the proposed triggers for the installation of story poles for AUD Incentive projects, Staff recommends that the City Council adopt the proposed resolution establishing those requirements.

ATTACHMENT: Visual Aid Submittal Requirements

PREPARED BY: Renee Brooke, AICP, City Planner

SUBMITTED BY: George, Buell, Community Development Director

APPROVED BY: City Administrator's Office



City of Santa Barbara

VISUAL AID SUBMITTAL PACKET

- Visual Aid Requirements for Development Applications
- Story Pole Certification

Note: *Please complete a Planning Commission & Staff Hearing Officer Submittal Cover Sheet (**tilac**) and submit it with your required documentation (if this is related to a project that requires Planning Commission or Staff Hearing Officer review).*

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City of Santa Barbara

VISUAL AID REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

The City of Santa Barbara has set forth requirements for visual aids as part of development application consideration and approval.

PURPOSE: The purpose of visual aids is to assist the Council, Boards and Commissions, staff, applicants and the public in the review process to determine consistency with the General Plan Land Use and Conservation Elements and the Local Coastal Plan. They will also be used to make the findings necessary to approve Coastal Development Permits, Development Plans, many Tentative Subdivision Maps, Conditional Use Permits and other land use entitlements. Architectural Board of Review, Historic Landmarks Commission, and Single Family Design Board approvals may also require visual aids above and beyond the required photographs. All of these approvals require findings regarding appropriate size, bulk and scale, neighborhood compatibility and/or minimizing impacts on important public scenic views. In addition to making findings for project approval, these visual aids may be needed to make a determination on whether the project will result in significant environmental impacts on important public scenic views for environmental review purposes.

DEFINITION: “Visual aids” may include, but not be limited to, story poles, photo simulations and other means, such as models, to assist in understanding a project’s size, bulk and scale in relation to the neighborhood and/or its effects on important public scenic views. In most cases, story poles are the primary visual aid used.

WHEN REQUIRED: Story poles and story pole plans will be required whenever any portion of a new nonresidential or multiple-family building or substantial addition (except architectural features such as chimneys and towers) exceeds 17 feet in height from existing grade and requires Planning Commission or Staff Hearing Officer review. Story poles and story pole plans will be required for new single family residential buildings or substantial additions when the floor: lot area ratio exceeds 0.40, the height of the building substantially exceeds that of surrounding buildings, the building will block or reduce important public scenic views, is very visible to the public or is proposed on or to project above a topographic ridgeline, as determined by the Planning Division or the Board or Commission. Story poles will not usually be required for minor modifications subject to approval by the Staff Hearing, unless appealed to the Planning Commission or specifically requested by the Staff Hearing Officer. Story poles may also be required for new buildings and substantial additions that are subject only to review by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board, based on a request by the Board or Commission. The Planning Division will determine the adequacy of the proposed story pole plan, based on the requirements below. The Planning Division may consider exceptions to the requirements for story poles, based on the criteria below, prior to determining application completeness. The Planning Division may also request other visual aids, such as Photo Simulations, Three-Dimensional Massing Models, Perspective Drawings, Rendered Streetscape Elevations and/or Comparative Building Studies, on a case-by-case basis.

MINIMUM STORY POLE REQUIREMENTS: The following shall be required:

1. **Story Pole Plan.** Using a Project Site Plan:
 - a. Show location and height of each pole.
 - b. Show location of major plate heights and ridgelines to be identified in the field. Focus on major ridgelines and wall plate lines along the building edges. The goal is to show a simple “box” that outlines the mass of the building. It is not necessary or appropriate to

include all of the articulations. Do not forget to account for proposed changes in grade with depictions of proposed finished height and elevation notations.

- c. Show location of any stakes or chalk/string lines used to outline the building footprint.
- d. A legend shall be included on the Story Pole Plan that shows the location of each story pole with a symbol for each story pole that includes its number, location and height. In addition, all stake locations and all chalk/string line locations shall be noted.

2. **Story Pole Installation.**

- a. **Materials:** Story poles should be made of 2x lumber, PVC piping or other sturdy material and should be properly braced for safety purposes. The connections used to show ridgelines and plate heights should be made of bright construction tape or netting. Other materials may be acceptable, subject to approval by the Planning Division.
- b. **Placement:** The major building corners, outer plate heights (not the outer edge of the eaves) and ridgelines should be shown. In addition, stake and string or chalk the property lines where they are not clear and outline the building footprint(s) with stakes and strings or chalk lines. Also, mark all trees to be removed. If there is substantial grading that will result in tall and/or long retaining walls, the Planning Division may request that their location and height be marked on the property. The number and placement of story poles may be reduced in order to reduce costs, subject to consultation with the Planning Division, Staff Hearing Officer or Board or Commission to assure that there will be sufficient story poles to illustrate the end product. Please note that a licensed professional, such as a surveyor, engineer, architect, landscape architect or contractor, must either carry out or certify installation.
- c. **Post Hearing Notice:** Post a copy of the hearing notice, if there is a notice, along the street frontage of the property visible to passers-by 10 days before the hearing.
- d. **Timing:** The story pole installation shall be complete prior to the Friday prior to the Planning Commission, Staff Hearing Officer or design review board hearing and shall stay in place until the Planning Commission, Staff Hearing Officer or design review site visit, unless story pole placement will result in substantial obstructions to the existing use of the property. For major projects, longer installation periods may be required. The Planning Division will determine whether they will be installed prior to the environmental hearing or for the project consideration hearing. In certain circumstances, re-installation of the story poles may be required for Council appeals. The applicant may choose to leave the installation in place until the appeal period is over.
- e. **Adequacy:** In the event required story poles are not installed, or are inadequate, the applicant will be requested to install or improve the story poles and the project hearing will then be continued to a future date to allow the decision-making board or commission to make an additional site visit.
- f. **Photographic Record:** Once the story poles are in place, the applicant shall photograph the story pole installation, including any angles from which it is visible to the public. Polaroid photos are not acceptable. Where the project has the potential to affect important public scenic views, additional photos from more distant points may be required. Include a plan or map showing the locations from which the photos were taken and the direction of the photos (i.e., with an arrow), keyed to the photos. The record shall be submitted to the Planning Division at least one (1) day prior to removal of the story poles or earlier, if possible. It is recommended that at least one of the photos include a person next to a story pole to provide scale. In addition, prior to issuance of the Certificate of Occupancy for the

project, the applicant will be required to submit photographs of the completed building from the same locations as the photographs taken of the story pole installation for recordation purposes.

- g. Certification: Story pole installation shall be certified by the licensed professional (surveyor, engineer, architect, landscape architect or contractor) who installs the story poles or by the licensed professional who prepares the story pole plan. The certification shall be submitted to staff after installation of the story poles, and before their removal. See attached certification form.
- h. Examples: As records of story pole installations become more available, a notebook containing examples will be available at the Planning and Zoning Counter at 630 Garden Street.

CRITERIA FOR EXCEPTIONS FROM THE REQUIREMENT FOR STORY POLES: One or more of the following criteria will be used by the Planning Division to determine if an exception from the story pole requirement will be granted:

- 1. The proposed structures are clearly consistent in terms of size, bulk and scale with other buildings in the surrounding neighborhood.
- 2. The proposed structure is the same height as or smaller than other existing buildings in the neighborhood.
- 3. The proposed structure(s) will not involve blockage or substantial reduction of an important public scenic view.
- 4. The proposed structures will not be on or project above a topographic ridgeline.
- 5. The existing condition of the site (dense vegetation, existing buildings, etc.) does not allow for adequate story pole installation. If this is the case, one or more of the other types of visual aids will be required.

NOTE: See the Design Review Board Submittal Requirements for basic photograph requirements for all submittals.

OTHER VISUAL AIDS

In some cases, additional visual aids may be required or recommended. The requirements for these are outlined below.

- 1. Photo Simulations. These may be required on a case-by-case basis, as determined by the Planning Division.
 - a. Photo simulations shall be completed using either panoramic photographs or several photographs put together. Polaroid photographs are not acceptable. A computer simulation may be used. Photo simulations shall be mounted and be able to be folded to 8½” x 11” size.
 - b. At a minimum, the proposed project shall be shown as an overlay over the existing property, showing the existing buildings on either side of the proposed project for a minimum of one parcel in either direction. The photographs should be taken at eye level (approximately 5 feet above grade). Reduce proposed building elevations to match the scale of the photographs and overlay on the site photograph. Color the elevation to match the proposed materials. If landscaping is shown, it shall be shown at no more than five (5) years growth unless it is included as a separate overlay. It is important to verify the accurate depiction of plate height, overall roof height and other measurements.

- c. Include a map or plan showing the locations from which the photos were taken and the direction of the photos (i.e., with an arrow), keyed to the photos.
2. **Three-Dimensional Massing Model:** In some cases, a massing model showing both the project and structures in the immediate neighborhood may be required, as determined by the Planning Division. Design details are not required; however, all roofing variations, wall articulation and eave lines (including plate heights) must be shown. Major trees should also be included as part of the model. Changes in topography in the area covered by the model must be shown accurately.
3. **Perspective Drawings:** In some cases, perspective drawings from one or more prominent viewpoints may be required, as determined by the Planning Division. All roofing variations, wall articulation and eave lines (including plate heights) must be shown. Major trees should also be shown. These drawings must be drawn from the viewpoint of a person (approximately 5 feet above grade).
4. **Rendered Streetscape Elevations:** In some cases, a rendered streetscape elevation may be required. The elevation may need to show all of the buildings on the block, including the proposed new building. This elevation should be no less than 1/8" scale and should be in color. An additional plan sheet might include building elevations that are color-coordinated to show the setback from the street (0 to 5 feet, 5 to 10 feet, etc.).
5. **Comparative Building Study:** In some cases, a comparison to existing buildings will be required. This will assist in visualizing the size of a building in comparison to other well-known buildings of a similar size in the City. The City will soon have scale drawings of several well-known buildings available for use at design review board, Planning Commission, Staff Hearing Officer, and City Council meetings.

FOR PROJECTS THAT DO NOT INCLUDE BUILDINGS: Tentative Subdivision Maps often do not include future buildings to be constructed on the new parcels. Where Tentative Subdivision Maps include new buildings (such as condominiums or the construction of the new homes concurrently with the subdivision), story pole requirements will be the same as those for other residential projects. In addition, there are other projects that will not require placement of story poles. In order to provide information necessary to evaluate the project, the following information shall be provided on site for the Planning Commission or Staff Hearing Officer site visit:

1. Mark all trees to be removed.
2. Stake all building envelopes or footprints and driveway locations.
3. Stake or otherwise mark all existing and proposed property and parcel corners.
4. In some cases, where impacts on important public scenic views are potentially significant, story poles may be required to delineate a reasonable worst-case scenario for environmental review. The Planning Division will determine if they are required.
5. In some cases, Planning Division may request story poles to show retaining walls that are more than 42 inches in height. Story poles should be installed at the ends of the retaining walls, as well as at various points in-between sufficient to indicate the length and height of the retaining wall(s).



City of Santa Barbara

STORY POLE CERTIFICATION

Date: _____

Master Application No: MST _____

Assessor's Parcel No. _____

Site Address: _____

Owner's Name: _____

This is to certify that on _____ (date), the story poles located on the above-referenced site were installed or inspected by the undersigned, and found to be in conformance (within six inches, plus or minus) with the design, height and location shown on the plans, elevations and the attached story pole plan.

For additional information, please contact me at: _____
(Phone No.)

Signature

Name (printed or typed)

Professional License
Stamp Here

Title

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ESTABLISHING REQUIREMENTS FOR INSTALLATION OF STORY POLES FOR CERTAIN PROJECTS PROPOSED UNDER THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

WHEREAS, the City Council recognizes that visual aids assist decision-makers, staff, applicants, and the general public in the review of development projects to determine consistency with the City of Santa Barbara General Plan, Local Coastal Program, and applicable design guidelines; to make environmental determinations and findings for discretionary land use entitlements; to evaluate the size, bulk, and scale of development projects; to evaluate a project's neighborhood compatibility; and to analyze any potential project impacts to important public scenic views;

WHEREAS, the City Council recognizes that story poles, as one form of visual aid, inform decision-makers, staff, and the general public as to the general size, height, and scale of improvements proposed for a site;

WHEREAS, the City Council held a public hearing on December 13, 2016, to direct staff regarding a proposed work program for items related to implementation of the Average Unit-Size Density Incentive Program; and

WHEREAS, on December 13, 2016, the City Council directed staff to return with a policy to require the installation of story poles for certain projects proposed under the Average Unit-Size Density Incentive Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. Story poles shall be installed for projects proposed under the Average Unit-Size Density Incentive Program that meet any one of the following criteria:

- A. Projects with four stories, and located outside of El Pueblo Viejo Landmark District;
- B. Projects with three stories or that measure 30 feet or more in height (whichever is lower) when proposed in a residential neighborhood (R-3 or R-4);
- C. Projects with three stories or that measure 30 feet or more in height (whichever is lower) when proposed in a location where three-story buildings do not currently exist within 300 feet of the project site;

- D. Projects of any height proposed within 150 feet of a designated Historic Resource;
- E. Projects that require Planning Commission comments pursuant to SBMC §28.20.080;
- F. Projects that are referred by the Historic Landmarks Commission or Architectural Board of Review to the Planning Commission for comments pursuant to SBMC §22.22.133 and §22.68.050, respectively; or
- G. At the discretion of the HLC or ABR in other instances that warrant the installation of story poles due to the project's potential to substantially exceed the height of surrounding buildings or block or reduce important public scenic views, or if the majority of the HLC or ABR is having difficulty finding the project consistent with the Project Compatibility criteria of SBMC §22.22.145 or §22.68.045, respectively.

SECTION 2. Notwithstanding the above, the Historic Landmarks Commission or the Architectural Board of Review may exempt a project from requirements stated in Section 1 upon making one of the following findings:

- A. The proposed structures are clearly consistent in terms of size, bulk, and scale with other buildings in the surrounding neighborhood.
- B. The proposed structures is the same height as or smaller than existing buildings in the neighborhood.
- C. The proposed structures will not involve blockage or substantial reduction of an important public scenic view.
- D. The proposed structures will not be on or project above a topographic ridgeline.
- E. The existing condition of the site (dense vegetation, existing buildings, etc.) does not allow for adequate story pole installation. In this case, one or more of the other types of visual aids will be required.

SECTION 3. Story poles for Average Unit-Size Density Incentive Program projects subject to the requirements above shall be installed on the development site after the initial project Concept Review by the Architectural Board of Review or Historic Landmarks Commission, and prior to the Architectural Board of Review or Historic Landmarks Commission's consideration of Project Design Approval of the project. In the case of projects that require Planning Commission comments or projects that are referred to the Planning Commission by the Architectural Board of Review or Historic Landmarks Commission, the story poles shall be installed on the development site prior to the Planning Commission hearing and the Architectural Board of Review or Historic

Landmarks Commission shall be advised as to when the story poles are installed so they may observe the story poles at the same time.

SECTION 3. This Resolution is intended to supplement, and not conflict with, existing visual aid procedures contained in the Historic Landmarks Commission General Design Guidelines and Meeting Procedures and the Architectural Board of Review General Design Guidelines and Meeting Procedures. In instances where there is a conflict between this Resolution and any existing visual aid procedures, the conflict shall be resolved in favor of requiring story poles as provided in this resolution unless the Architectural Board of Review or Historic Landmarks Commission grant an exception pursuant to Section 2.

Public Comment #2

From: [Harry Bruell](#)
To: [Community Development ABRsecretary](#)
Subject: Concerns about story poles for 121 Mason project
Date: Wednesday, July 06, 2022 6:23:02 PM

You don't often get email from harrybruell@gmail.com. [Learn why this is important](#)

EXTERNAL

Hello,

I'm writing to express concerns about the plan for story poles at the 121 Mason project in the Funk Zone. My concerns are the following:

- Entire building. The poles should show the entire building yet the plan only has poles in a single corner and only shows a small portion of the ridgeline. The poles should follow the guidance from the City to show major building corners and outer plate heights.
- Trees. The developer should mark every tree that will be removed, which they did not do on their last attempt at story poles a month ago.
- Duration. The poles should be in place for at least 30 days as this is a major project that will completely change the composition, characteristics, density, bulk, and open space of the Funk Zone.

Thank you for considering our concerns and working with the developer to ensure that they follow the City's guidance.

Harry Bruell

Public Comment #3

From: [Tara Jones Haaf](#)
To: [Community Development ABRsecretary](#)
Subject: Proposed Project In The Funk Zone: Corner of Yanonali and Santa Barbara Street
Date: Thursday, July 07, 2022 8:20:22 AM

You don't often get email from tara@eatthisshootthat.com. [Learn why this is important](#)

EXTERNAL

To Whom It May Concern:

This letter is in reference to the proposed parking lot and new building on the corner of Yanonali and Santa Barbara Streets.

I understand there is a housing development that is proposed for that area of the Funk Zone and I'm sure the city stands to benefit greatly from this project. However, I think it will benefit marginally in comparison to what this particular neighborhood brings to the city and community today. As a city that thrives and most definitely depends on travel tourism this neighborhood is a major attraction spot for travelers and locals alike. Having led food tours in this neighborhood for over 10 years I can attest to the importance of keeping parts of this city unique and encouraging our local artists and artisans to thrive in a creative space so that our tourism industry continues to be successful.

The recent conversion of the lot adjacent to the Green House studio-which is now the coffee garden-has been a boon to the neighborhood adding not only to the connectedness of the community, but bringing life to the far end of the the Funk Zone that draws thousands of visitors annually who spend millions of dollars a year at the local businesses. The garden space has created an oasis in a bustling foodie neighborhood and has encouraged patrons to stay rather than walk-up ordering that often leads to patrons leaving the area as soon as their food arrives. A lingering patron almost always leads to more dollars spent within that same visit, dollars that our local small businesses greatly depend on.

I strongly believe that further gentrification of this neighborhood will ultimately lead to its detriment. We've already seen this area fall into disparity and it would be a shame to see history repeat itself all for the sake of additional tax dollars and housing that could be built in another part of town that is less sacred to small business owners.

Thank you for reviewing this letter. I hope the ABR will take this under serious advisement when making its final decision.

Sincerely,
Tara Jones Haaf
Owner of Eat This, Shoot That Food Tours

--

Tara Jones Haaf
Founder & Big Cheese



Santa Barbara Food and Wine Tours

EatThisShootThat.com

For general inquiries, to book tickets or a private experience, please reach out to the main office at info@eatthisshootthat.com or call 805-699-6719.

Want to see what we're up to? Check us out on [Instagram!](#)

Public Comment #4

From: [Jordan Hirsch](#)
To: [Community Development ABRsecretary](#)
Subject: Save the Dart Garden - Funk Zone Development
Date: Thursday, July 07, 2022 8:52:05 AM

You don't often get email from jordenhirsch@gmail.com. [Learn why this is important](#)

EXTERNAL

Hi-

I'd like to submit a public comment to urge the committee to reevaluate the development in the funk zone and particularly the removal of the dart garden for the new concrete parking lot and development. The dart garden has become an incredible community connection spot making space for families, visitors, artists, pop-ups and everything in between to come together and enjoy the outdoors and our community. Taking away this garden for this new development is just another step closer to a soulless LA development and is completely taking away the character of the funk zone and removing that community connection. It will be a HUGE loss if this is paved over!!

Save the dart garden!

Best,
Jordan Riparetti

Public Comment #5

From: [Ally Cross](#)
To: [Community Development ABRsecretary](#)
Subject: Dart Coffee Garden
Date: Thursday, July 07, 2022 8:52:38 AM

You don't often get email from ally.cross9@gmail.com. [Learn why this is important](#)

EXTERNAL

Hi there,

I am writing to plead with you to not get rid of the Dart Coffee Garden. It is a wonderful green area that my family loves! Our kiddo can visit the funk zone while still running around and exploring. It is a wonderful place that needs preservation! It adds so much character and life to the area!

Thank you for your consideration,

Ally, John, and Harper Case (residents of Santa Barbara)

Public Comment #6

From: [Michelle Rousseau](#)
To: [Community Development ABRsecretary](#)
Subject: Save the dart garden!
Date: Thursday, July 07, 2022 9:14:18 AM

[You don't often get email from michelle.e.rousseau@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Hi,

My name is Michelle Rousseau. I live and work in Santa Bárbara. More specifically I work in the funk zone at a gym called the Base. The funk zone is one of my favorite places, one reason is how unique it is.

The dart garden is one of the things that makes it unique.

It is EXTREMELY ALARMING that the city will allow for the pavement of more parking lots when the earth is in the state of a CLIMATE EMERGENCY!!! What we need are more trees and plants, NOT FEWER. There are already plenty of parking lots in Santa Bárbara. Perhaps instead the city should focus on ways of encouraging people to drive less. Like a better public transportation system, more E-bikes. Better bike lanes so bicyclists feel SAFE riding bikes.

Paving over the dart garden sounds pretty freaking stupid now doesn't it. Think about the legacy you and your peers would like to leave for your children and their children, and maybe yourself! Would you really like to say you created more parking lots, or more green space?

Or maybe you really like Joni Mitchell and are trying to be ironic?

Please leave the dart garden alone.

Thank you,
Michelle Rousseau
A Very Concerned Citizen

Public Comment #7

From: [Bethan Barbour](#)
To: [Community Development ABRsecretary](#)
Subject: Dart Coffee Garden and Studio
Date: Thursday, July 07, 2022 10:01:26 AM

You don't often get email from bethan.barbour@gmail.com. [Learn why this is important](#)

EXTERNAL

Dear Committee members,

I believe part of your job is to protect the natural charm and beauty of this wonderful city. So I'm not sure how paving over a beloved community garden and art studio to make way for a parking lot can be seen as upholding that promise.

The Dart coffee garden has been a haven for the residents of Santa Barbara over the last few hard and trying years. Particularly for the new mothers and our babies / small children. We meet there every Friday to commune with one another and enjoy the glorious space that is the garden, whilst supporting Dart - a local business! The well established fruit trees and flower beds are an idyllic setting for this, and a wonderful chance for our young ones to discover nature in a safe enclosed setting (there are literally bunny rabbits hopping about and little birds everywhere!). Not to mention the benefits of supporting our beloved artist Erika whose studio sits in the beautiful garden. How can the city even consider removing this unique building to make way for an ugly car park - it won't be long until SB looks like the Los Angeles beach fronts, with tall building and ugly skylines, all because of greed and money grabbing.

I will do my best to attend the meeting in person to discuss this, but I have two very small children and that may not be possible.

It would be an absolute crime and hideous shame if the proposed project goes ahead. What a devastating loss for our vibrant SB community.

Kind regards,
Bethan Barbour

Public Comment #8

From: [Jack Robbins](#)
To: [Community Development ABRsecretary](#)
Subject: Garden being turned into Parking Lot
Date: Thursday, July 07, 2022 10:21:14 AM

You don't often get email from jack.robby@gmail.com. [Learn why this is important](#)

EXTERNAL

Hello,

I am a lifetime local of Santa Barbara. Born and raised, and now live and work here. Santa Barbara is unique to other cities precisely because of awesome spaces like the garden across from Dart Coffee. While SB desperately needs more housing, this is not the type of housing that will serve the community's needs. Please stop prostituting our sweet town out to LA developers so they can build yet another unaffordable monstrosity of an apartment building and parking lot (seriously??) in a space that locals love.

Santa Barbara is not Santa Monica. Please do not allow this building to ruin places locals love. I strongly strongly oppose this development and think it is an absolute misuse of space and resources.

-Jack

Public Comment #9

From: [Jamie Davin](#)
To: [Community Development ABRsecretary](#)
Subject: Dart Coffee Garden
Date: Thursday, July 07, 2022 10:49:35 AM

You don't often get email from jamiemdavin1@gmail.com. [Learn why this is important](#)

EXTERNAL

Hello,

I am in strong opposition to the Dart Coffee Garden being turned into a parking lot. People love Santa Barbara BECAUSE of these little hidden gems. I was born and raised in Santa Barbara and it is truly sad and a shame how SB is slowly turning into LA – just a concrete built up jungle. Leave our city gardens alone. We don't need more things. I personally frequent the Dart Gardens with my kids and friends. It is an amazing spot that our community enjoys. Please don't ruin it.

Thank you for considering.

Jamie Davin