



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, February 12, 2007 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:
 MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 JIM BLAKELEY
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 KELLY BRODISON, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- 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.
- 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 Architectural Board of Review (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.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

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. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, February 8, 2007 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

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 for a public discussion before the Board on that day. 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 February 5, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 3757 STATE ST**

C-P/SD-2 Zone

(3:15) Assessor's Parcel Number: 051-040-046
 Application Number: MST2005-00156
 Owner: Regency Realty Group
 Agent: Ken Marshall Dudek & Associates
 Architect: Brian Cearnal
 Owner: RC CA Santa Barbara LLC

(Proposal for a new mixed-use development consisting of five buildings, from one to three stories, totaling 98,284 square feet. Proposed are the construction of 63,400 square feet of commercial/retail space for Whole Foods, Circuit City, Citibank, and others, 15 residential condominium units totaling 34,884 square feet including garages, and 281 new surface and rooftop parking spaces. The project is located on five parcels totaling 5.4 acres and includes demolition of 56,545 square feet of existing commercial buildings, 21,670 cubic yards of grading, drainage improvements, and creek habitat restoration. The proposal will result in an increase of 6,855 square feet of new commercial floor area. Planning Commission approval of the project is required.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR A ONE-LOT SUBDIVISION, A LOT MERGER, TRANSFER OF EXISTING DEVELOPMENT RIGHTS, A DEVELOPMENT PLAN AND MODIFICATIONS TO PROVIDE LESS THAN THE REQUIRED NUMBER OF PARKING SPACES AND ENCROACHMENTS INTO THE REQUIRED FRONT-YARD SETBACKS ALONG STATE STREET AND HITCHCOCK WAY.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 422 W PADRE ST**

R-3 Zone

(4:15) Assessor's Parcel Number: 025-221-018
 Application Number: MST2006-00496
 Owner: Steven Mountain, Trustee

(Proposal for a 3,723 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single-family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - CONTINUED ITEM**3. 1025 LAS ALTURAS RD**

A-1 Zone

(5:00) Assessor's Parcel Number: 019-113-052
 Application Number: MST2005-00791
 Owner: Steven Adrian and Gina Giannetto
 Architect: Steven Adrian

(Proposal for a new 1,978 square foot three-story single-family residence with an attached 404 square foot garage and a 460 square foot detached living space on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 466 cubic yards of grading.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

******* THE BOARD WILL RECESS FROM 5:45 P.M. UNTIL 6:00 P.M. *******

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 226 W DE LA GUERRA ST**

R-3/R-4 Zone

(6:00) Assessor's Parcel Number: 037-041-015
 Application Number: MST2004-00675
 Owner: Steve Harrel
 Applicant: Steve Harrel

(Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single-family residence; construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Staff Hearing officer approval is requested for the condominium project.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 3825 LA CUMBRE HILLS LN E-3/SD-2 Zone

(6:40) Assessor's Parcel Number: 057-170-042
Application Number: MST2007-00044
Owner: John and Marcia Briggs

(Proposal for remodeling and additions to an existing 1,254 square foot single-family residence, with an attached 418 square foot garage on an 8,000 square foot lot. The proposal includes converting an existing 336 square foot second-story deck to habitable space, a 192 square foot addition, a 45 square foot deck, and a 382 square foot workshop at the lower level.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONCEPT REVIEW - CONTINUED ITEM

6. 602 ANACAPA ST C-M Zone

(7:00) Assessor's Parcel Number: 031-151-017
Application Number: MST2006-00740
Owner: Anacota Plaza
Applicant: Suzanne Elledge Planning and Permitting
Architect: Christian Robert
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building and two new exterior doors. The project requires Development Plan Approval findings at ABR.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

CONSENT CALENDAR – SEE SEPARATE AGENDA