



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, March 26, 2007 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

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

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

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, 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	<u>Master Application & Submittal Fee</u> - (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 Tony Boughman, 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, March 22, 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 March 19, 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.

DISCUSSION ITEM**1. LANDSCAPE DESIGN STANDARDS FOR WATER CONSERVATION**

(3:20) Update and overview of the Landscape Design Standards for Water Conservation which are required to be implemented by all development projects that are reviewed by ABR and HLC per SBMC 22.080.020.

Staff: Alison Jordan

PRELIMINARY REVIEW**2. 3250 BRAEMAR DR**

A-1/SD-3 Zone

(3:50)

Assessor's Parcel Number: 047-030-049
Application Number: MST2004-00490
Owner: David and Kristin Young
Applicant: David Young
Architect: Pacific Architects
Contractor: Young Construction

(Proposal to construct a new two-story 4,348 square foot single-family residence with an attached 750 square foot three-car garage, 950 square of covered porches and a 100 square foot second-floor deck all on a 44,775 square foot lot located in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. A Coastal Development Permit is required as this is a demo/rebuild of a single-family residence located in the Hillside Design District (the existing 1,900 square foot single-family residence and garage are being demolished under a separate building permit).)

(Preliminary and Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING RESOLUTION NO. 011-07.)

FINAL REVIEW**3. CITYWIDE - U.S. HWY 101****(4:10)**

Assessor's Parcel Number: 099-MS-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara
Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Final Approval of the Hot Springs Road roundabout and Old Coast Highway sidewalk.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 308 W MONTECITO ST**

C-2 Zone

(4:30) Assessor's Parcel Number: 037-232-002
Application Number: MST2006-00128
Owner: Carole Bartlett Cole

(Proposal to construct four attached residential condominiums with seven garage parking spaces in a two-story 6,478 square foot building. The proposal includes one uncovered parking space on the 10,020 square foot lot. Staff Hearing Officer approval of a Tentative Subdivision Map is requested.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1200 VISCAINO RD**

E-1 Zone

(5:10) Assessor's Parcel Number: 019-210-018
Application Number: MST2006-00686
Owner: Sgc Revocable Trust
Applicant: David Ferrin

(Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project will require a modification to provide less than the required 1,250 square foot open-yard.)

(COMMENTS ONLY; THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

******* THE BOARD WILL RECESS FROM 5:30 P.M. UNTIL 5:50 P.M.*******

CONCEPT REVIEW - CONTINUED ITEM**6. 420 W GUTIERREZ ST**

R-4 Zone

(5:50) Assessor's Parcel Number: 037-191-007
Application Number: MST2004-00007
Owner: Stephen Leroy, Trust
Designer: Laura Hanson

(This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front-yard setback.)

(PRELIMINARY APPROVAL IS REQUESTED. THE PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 033-06.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 537 MEIGS RD**

E-1 Zone

(6:10) Assessor's Parcel Number: 035-112-010
Application Number: MST2007-00102
Owner: CLDMJA Realty, LLC
Architect: David Winitzky

(Proposal to construct a 1,954 square foot one-story single-family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single-family residence and attached 497 square foot two-car garage.)

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

CONCEPT REVIEW - CONTINUED ITEM**8. 1501 SHORELINE DR**

E-3/SD-3 Zone

(6:40) Assessor's Parcel Number: 045-182-010
Application Number: MST2006-00753
Owner: Roger A. McIntosh
Architect: Peter Hunt

(Proposal for a 130 square foot addition to the second-floor of an existing 2,731 square foot single-family residence. The project is located on a 4,969 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals are requested for a modification to allow encroachment of the addition into the required front-yard and for a Coastal Development Permit.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

PRELIMINARY REVIEW**9. 1929 CLIFF DR**

C-P/R-2/SD-3 Zone

(7:00) Assessor's Parcel Number: 045-015-016
Application Number: MST2004-00492
Architect: Jeff Gorrell
Landscape Architect: Jeff Yardy
Owner: Jemesa Properties, LLC

(Proposal to demolish an existing gas station, service bays, canopy, underground storage tanks and to construct a 2,534 square foot mini-mart with a gas station and attached drive-thru car wash on a 20,755 square foot lot. A Zoning Modification is requested to allow the car wash to encroach into the rear-yard setback. The project requires Coastal Development Permit approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 051-06)

CONSENT CALENDAR – SEE SEPARATE AGENDA