



# City of Santa Barbara

## Planning Division

REVISED

### ARCHITECTURAL BOARD OF REVIEW REVISED AGENDA

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

**Monday, June 18, 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  
 PAUL ZINK

**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](http://www.SantaBarbaraCa.gov)*

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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 <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u> <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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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/abr](http://www.SantaBarbaraCa.gov/abr) 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 June 14, 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](http://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 June 11, 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.

**PRELIMINARY REVIEW****1. 924 PHILINDA AVE**

C-2 Zone

**(3:20)** Assessor's Parcel Number: 029-313-002  
 Application Number: MST2005-00778  
 Owner: Lance Kronberg  
 Applicant: Laura Bridley  
 Architect: Dave Jones

(Proposal for a condominium conversion of an existing 4,638 square foot apartment building consisting of four three-bedroom units and to convert four single-car carports to single-car garages, and construct one new single-car garage with deck on top. Also proposed on this 14,941 square foot lot is to provide one new uncovered parking space, a new trash enclosure, and a new patio area.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 088-06.)**

**PRELIMINARY REVIEW****2. 930 PHILINDA AVE**

C-2 Zone

**(3:30)** Assessor's Parcel Number: 029-313-001  
 Application Number: MST2005-00823  
 Owner: Rosario Perry  
 Agent: Laura Bridley  
 Architect: Dave Jones

(Proposal to convert 4 existing apartments to 4 condominiums. The project also includes converting a 4-car carport to a 4-car garage as well as several improvements and alterations to the site. A mutual access agreement for reciprocal use of the driveway serving 924 Philinda and 930 Philinda is also proposed.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 089-06.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. 25 DAVID LOVE PL**

**(3:50)** Assessor's Parcel Number: 073-080-050  
Application Number: MST2006-00656  
Owner: City of Santa Barbara  
Applicant: Leif Reynolds, Project Engineer

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS AT PLANNING COMMISSION.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 929 E CANON PERDIDO ST**

R-2 Zone

**(4:20)** Assessor's Parcel Number: 029-315-010  
Application Number: MST2007-00264  
Owner: John Rodriguez  
Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 287 square foot attached garage. There is an existing 1,193 square foot two-story single-family residence and attached 267 square foot one-car garage which will remain on the 5,000 square foot lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW - NEW ITEM****5. 3825 STATE ST**

C-2/SD-2 Zone

**(4:50)** Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00290  
Owner: Patricia S. Nettleship, Trustee  
Applicant: Conceptual Motion Company

(Proposal to construct two monument towers at La Cumbre Plaza. Located at buildings E and F, the towers will serve as way finding design elements marking major entries into the interior plaza. The tower interiors are open circulation spaces at the ground floor level with faux second floors.)

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

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

**CONCEPT REVIEW - CONTINUED ITEM****6. 3455 MARINA DR**

A-1/SD-3 Zone

**(5:50)** Assessor's Parcel Number: 047-022-004  
Application Number: MST2007-00221  
Owner: Silva Family Trust  
Architect: Bryan Pollard

(Revised proposal for a new one-story 6,099 square foot single-family residence including two attached garages on a 58,370 square foot vacant lot. The project includes a swimming pool, patio, walls, and landscaping. The proposal has a floor-to-lot-area ratio of 0.10. Planning Commission approval of a Coastal Development Permit is requested.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 122 LA PLATA**

E-3/SD-3 Zone

**(6:40)** Assessor's Parcel Number: 045-211-016  
Application Number: MST2004-00823  
Owner: Barbara A. Scharf  
Agent: Alicia Harrison  
Designer: Andrea Walhof  
Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 490 square feet to the first-floor and a new 827 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing new covered parking. The project would result in a 2,338 square foot residence and a detached 400 square foot two-car carport/garage on a 6,444 square foot lot. The proposal has a floor-to-lot-area ratio of 0.42.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**