



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, September 24, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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. If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.

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 September 20, 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 September 10, 2007.
- C. Consent Calendar.
 - 1. Ratify the Consent Calendar of September 17, 2007.
 - 2. Ratify the Consent Calendar of September 24, 2007.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

DISCUSSION ITEM:

- (3:15) PLAN SANTA BARBARA UPDATE**
Long Range Planning Staff

PRELIMINARY REVIEW

- 1. 1642 SHORELINE DR** **E-3/SD-3 Zone**
(3:45) Assessor's Parcel Number: 045-172-020
Application Number: MST2004-00713
Owner: Robert Whitehead
Applicant: Joaquin Ornelas
Agent: Green and Associates
(Proposal to construct a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone)

(Sixth Review Hearing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 014-06.)

PRELIMINARY REVIEW**2. 601 E MICHELTORENA ST****C-O Zone****(4:25)**

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of K units and Landscaping.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3885 & 3887 STATE ST****C-2/SD-2 Zone****(5:15)**

Assessor's Parcel Numbers: 051-022-012 & 051-022-033
Application Number: MST2004-00801
Owner: George Armstrong for Cleo Purdy Trustee
Architect: Barry Berkus

(This is a revised project reducing the amount of commercial space and number of residential units. The project consists of a merger of two parcels, demolition of an existing 4,990 square foot motel and 22,250 square foot office building and the construction of new mixed-use three-story buildings. The project includes three commercial spaces (totaling 6,234 net square feet) and 44 residential units on a proposed lot of 62,331 square feet (1.43 acres). The residential units consist of thirty-one market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable one-bedroom units. A total of 109 parking spaces are proposed (82 underground and 27 surface spaces).

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP.)

*******THE BOARD WILL RECESS FROM 6:05 P.M. TO 6:25 P.M.*******

CONCEPT REVIEW - CONTINUED ITEM: PUBLIC HEARING**4. 627 W ORTEGA ST****R-3 Zone**

(6:25) Assessor's Parcel Number: 037-101-003
Application Number: MST2007-00179
Architect: Jose Esparza
Owner: Sergio Verduzco

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct and new two-story duplex. The project will consist of build two new three-bedroom units totaling 2,339 square feet on a 5,625 square foot lot. Unit A is proposed to be 1,201 net square feet and will include an 84 square foot second-story deck and a 39 square foot porch. Unit B is proposed to be 1,138 square feet and will include an 84 square foot second-story deck and a 15 square foot porch. Each unit will include an attached two-car garage. A modification is requested for the garage encroachment into the side-yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL REVIEW AND STAFF HEARING OFFICER APPROVAL OF MODIFICATION.)

PRELIMINARY REVIEW**5. 1200 VISCAINO RD****E-1 Zone**

(7:15) 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 proposes a modification to provide less than the required 1,250 square foot open-yard.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 032-07 FOR APPROVAL OF A MODIFICATION.)

FINAL REVIEW**6. 1133 HARBOR HILLS LN****E-1 Zone****(7:45)**

Assessor's Parcel Number: 035-314-013
Application Number: MST2006-00756
Owner: Afra Guity and Pira Shafe Guity
Designer: Jason Mccann
Architect: Shubin & Donaldson

(Proposal for remodeling and a 1,200 square foot addition to an existing two-story 2,707 square foot residence on a 17,116 square foot lot in the Hillside Design District. Existing parking is provided in a 460 square foot two-car garage and an attached 189 square foot one-car carport at the lower level. These areas will be converted to habitable space as a part of the 1,200 square foot addition - after remodeling, there would be a new 432 square foot attached two-car garage at the upper level. A modification is requested for a 30 square foot encroachment of the proposed garage into the interior-yard setback and for relocation of the front door which is currently located within the front-yard setback.)

(Project received Preliminary Approval on May 29, 2007. Final Approval is requested.)

CONSENT CALENDAR – SEE SEPARATE AGENDA