



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, December 17, 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
 MICHELLE BEDARD, 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 <u>folded</u> 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 Architectural Board of Review approval is valid for one year and Final approval is valid for two years 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 December 13, 2007 at 3:00 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. Call to order.
- B. Roll call.
- C. 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.)
- D. Approval of the minutes of the Architectural Board of Review meeting of December 03, 2007.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

FINAL REVIEW**1. 400 BLK SHORELINE DR****P-R/SD-3 Zone****(3:20)**

Assessor's Parcel Number: 033-120-0RW
Application Number: MST2006-00357
Owner: City of Santa Barbara
Designer: Penfield and Smith
Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for a multipurpose pathway connection to beachway, and to install a pedestrian crossing signal on Shoreline Drive at Pershing Park bike path [across from Los Banos Pool]. This project received a Coastal Exemption.)

(Referred from Consent. Final Approval is requested.)

PRELIMINARY REVIEW**2. HALEY - DE LA VINA ST BRIDGE****C-2 Zone**

(3:50) Assessor's Parcel Number: 037-203-001
 Application Number: MST2003-00651
 Applicant: James Colton, Public Works Department
 Owner: City of Santa Barbara
 Architect: Edwards - Pitman Architects
 Landscape Architect: David Black
 Engineer: Bengal Engineering

(Proposal for the demolition and reconstruction of the bridge spanning Mission Creek at the intersection of Haley and De La Vina Streets. The proposed bridge will be widened to accommodate the 20-year storm-water flow in the creek. The project also includes the demolition of the house located at 434 De La Vina Street.)

(Preliminary Approval is requested.)

PRELIMINARY REVIEW**3. 1015 SAN ANDRES ST****R-2 Zone**

(4:25) Assessor's Parcel Number: 039-242-011
 Application Number: MST2006-00438
 Designer: Carlos Amaro
 Owner: The Rodriguez and Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 4,905 square foot two-story duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet with a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet with a 431 square foot attached two-car garage.)

(Preliminary Approval is requested.)

PRELIMINARY REVIEW**4. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

(5:00) Assessor's Parcel Number: 017-113-020
 Application Number: MST2004-00791
 Owner: American Tradition
 Architect: Michael Caccese
 Agent: Richard Fogg, Attorney

(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-07.)

IN-PROGRESS REVIEW**5. 3835 STATE ST****C-2/SD-2 Zone**

(5:35) Assessor's Parcel Number: 051-010-007
Application Number: MST2007-00464
Owner: Riviera Dairy Products
Applicant: Conceptual Motion Co.

(Proposal for a retail tenant improvement and expansion of the existing Williams Sonoma store in La Cumbre Plaza. The proposal includes combining tenant spaces C-150 and C-152 and an exterior facade remodel.)

(Project received Preliminary Approval on November 5, 2007.)

***** SCHEDULED RECESS FROM 6:10 P.M. TO 6:30 P.M.*****

REVIEW AFTER FINAL**6. 116 E YANONALI ST****OC/SD-3 Zone**

(6:30) Assessor's Parcel Number: 033-083-018
Application Number: MST2006-00361
Owner: 116 East Yanonali, LLC
Owner: DBN Yanonali, LLC
Architect: The Conceptual Motion Company

(Proposal to construct a three-story mixed-use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Modifications would be required to provide fewer than the required number of parking spaces and less than the required open yard area.)

(Project received Final Approval on 8/13/2007.)

(Review of Final Details consisting of the revised window details on the northeast elevation; planting in the internal courtyard; refinement of screening and landscaping; and to identify planter boxes at the second and third levels of the inner courtyard on all plans.)

PRELIMINARY REVIEW**7. 526 W ANAPAMU ST****R-3 Zone****(7:00)**

Assessor's Parcel Number: 039-152-008

Application Number: MST2005-00311

Owner: Mark Jacobsen

Architect: Mark Wienke

(Proposal to construct five attached, two-story condominium units. The proposed units include two 832 square foot two-bedroom units and three 518 square foot one-bedroom units, each with an attached two-car garage. A modification is required to allow all five garages to encroach into the interior yard setback. Planning Commission approval is required for a Tentative Map for a one-lot subdivision. The project includes demolition of two single-family residences, a detached garage, a shed, and proposes 20 cubic yards of grading outside the main building footprint on the 10,199 square foot lot.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 042-07.)

I. Adjournment.**CONSENT CALENDAR – SEE SEPARATE AGENDA**