



# 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**

**NOTE DAY CHANGE TO TUESDAY**

***Tuesday, January 8, 2008***

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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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 January 3, 2008 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 Friday, January 11 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 December 17, 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.
- G. Election of Chair and Vice Chair for 2008.

**DISCUSSION ITEM (3:25 – 3:45)**

**Special discussion item regarding the City of Santa Barbara Technical Guidance Manual for Post Construction Storm Water Management.** The primary objective of the Manual will be to guide City land development staff, design engineers, architects, contractors, and residents to design and implement proper post construction storm water management and treatment methods. These methods include bioswales, infiltration basins, dry wells, cisterns, etc. The Manual will comply with state and federal water quality laws, serve as a design requirement for public and private development and redevelopment projects, and assist with implementation of the City's Storm Water Management Program (SWMP).

Controlling urban runoff pollution from new development after construction is critical for the protection of creek and ocean water quality. The goal of the Manual will be to minimize runoff pollution typically caused by land development by employing a sensible combination of pollutant source control and site-specific treatment control measures.

Staff: Autumn Malanca, Water Resources Specialist.

**CONCEPT REVIEW - NEW ITEM****1. 29 W CALLE LAURELES****C-2/SD-2 Zone****(3:45)** Assessor's Parcel Number: 051-122-004

Application Number: MST2007-00593

Owner: 29 W, LLC

Applicant: Robert McCormick

Architect: PB Telecom

(Proposal to install a broadband wireless telecommunications facility on the roof of an existing commercial building. The project consists of the installation of three panel antennas within a RF-Transparent concealment canister; a two-foot tripod-mounted dish antenna for radio communications; and a GPS antenna in a seven foot by seven foot radio transmitter equipment cabinet.)

**(PROJECT REQUIRES FINDINGS OF NO SIGNIFICANT VISUAL IMPACTS.)****CONCEPT REVIEW - NEW ITEM****2. 1126 N MILPAS ST****A-1 Zone****(4:15)** Assessor's Parcel Number: 029-110-023

Application Number: MST2007-00647

Owner: County of Santa Barbara

Applicant: Robert McCormick

Architect: PB Telecom

Applicant: Luis Perez

(Courtesy review of wireless communication facility for Clearwire and Verizon Wireless to construct an unstaffed radio telecommunications facility consisting of a radio transmitter equipment cabinet mounted on a steel platform and the installation of three panel antennas, three dap head units, and three microwave dish antennas to pole structures. The proposed equipment cabinet will be enclosed in CMU Concealment walls to match the existing walls.)

**(Courtesy review of County Bowl Wireless Facility.)**

**CONCEPT REVIEW - NEW ITEM****3. 810 B BOND AVE****C-2 Zone****(4:35)** Assessor's Parcel Number: 031-234-022

Application Number: MST2004-00351

Owner: Peter G. A. Kurrels

Agent: Steve Orosz

(Proposal to convert an existing four-story 6,171 square foot mixed-use development to condominiums. The 7,185 square foot lot is currently developed with three multi-family residential units totaling 3,000 square feet and 3,171 square feet of commercial space. The residential units to be converted to condominiums consist of one 601 square foot one-bedroom unit, one 1,137 square foot two-bedroom unit, and one 1,262 square foot three-bedroom unit. The commercial space would become a commercial condominium. Seven parking spaces are provided onsite. No exterior architectural alterations are proposed. Planning Commission is required for review of the Tentative Subdivision Map and Condominium Conversion.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP AND CONDO CONVERSION.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 308 W MONTECITO ST****C-2 Zone****(5:05)** Assessor's Parcel Number: 037-232-002

Application Number: MST2006-00128

Owner: Carole Bar Cole &amp; Richard Dowdall

Architect: Hochhauser Blatter Architects

Applicant: Suzanne Elledge Planning Permitting

(Revised proposal to construct a new three-story mixed-use project consisting of four residential condominiums totaling 7,952 square feet, 580 square feet of commercial space, and 10 parking spaces on a 10,020 square foot lot in the C-2 Zone. The proposed residential units will consist of two three-bedroom units, one two-bedroom unit, and one one-bedroom unit ranging in size from 1,565 to 2,156 square feet. The project requires review by the Staff Hearing officer for a Tentative Subdivision Map.)

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

**\*\*\*\*\*SCHEDULED RECESS FROM 5:50 P.M. TO 6:10 P.M.\*\*\*\*\***

**CONCEPT REVIEW - NEW ITEM****5. 120 S HOPE E-144****C-2/SD-2 Zone****(6:10)** Assessor's Parcel Number: 051-010-014

Application Number: MST2007-00618

Owner: Patricia S. Nettleship, Trustee

Applicant: Conceptual Motion Co.

(Proposal to convert 970 square feet of existing tenant space (F115 and F118) to a guest services and police sub-station. The proposal also consists of a façade remodel to include a new 33 foot high tower element with 3 new faux windows at La Cumbre Plaza. No new square footage is being proposed.)

**(Project requires compliance with La Cumbre Plaza Design Guidelines.)**

**PRELIMINARY REVIEW****6. 1335 MISSION RIDGE RD****E-1 Zone****(6:50)** Assessor's Parcel Number: 019-210-005

Application Number: MST2006-00285

Owner: Dario L. Pini

Architect: Bryan Murphy

(Proposal to reinstate approvals and legalize "as-built" additions and sitework for an existing three-story residence. Additions previously approved under expired building permits include 171 square feet on the first floor and 517 square feet on the second floor. Proposed as abatement of other building and zoning violations for "as-built" additions are 94 square feet on the first-floor and 314 square feet of basement additions. The proposed project would result in a 5,490 square foot residence. The existing house is situated almost entirely within the required front yard and a modification is required for the improvements to the structure. Two additions to the front of the house encroach into the public right-of-way, requiring an encroachment permit. The project is located on a 17,043 net square foot lot in the Hillside Design District.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07.)**

**REVIEW AFTER FINAL**

**7. 4200 CALLE REAL**

**R-3 Zone**

**(7:20)** Assessor's Parcel Number: 059-240-020

Application Number: MST98-00749

Owner: Alicia Martin, D.C.

Architect: Ilona Scott, David Kesterson

(The project involves a 17-acre site including 75 affordable rental units and 95 affordable senior units. Project received Planning Commission Approval on 5/2/2002 and requires compliance with Planning Commission Resolution No. 024-02.)

**(Review After Final for review of historic sign structure.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**