



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 10, 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: DALE FRANCISCO
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	<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 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 March 06, 2008, 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 February 25, 2008.
- E. Consent Calendar. March 3, 2008, and March 10, 2008.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 618 SAN PASCUAL ST****R-3 Zone****(3:20)**

Assessor's Parcel Number: 037-102-023

Application Number: MST2008-00059

Owner: Habitat For Humanity

Architect: Peikert Group Architects

(Proposal to construct four two-story attached residential condominium units on an existing 6,250 square foot vacant lot in the R-3 Zone. The proposed units will be offered to low and very low income residents. The proposal includes one one-bedroom unit and three two-bedroom units to range in size from 737 square feet to 1,120 square feet. Proposed parking will be provided by four one-car garages. The proposal also includes 1,211 square feet of common open space and 634 square feet of private outdoor living space. Total on-site proposed development would be 4,691 square feet on a 6,250 square foot lot. The project requires review by the Staff Hearing Officer for a Tentative Subdivision Map and requested modifications.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND REVIEW BY THE STAFF HEARING OFFICER FOR A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

REVIEW AFTER FINAL**2. 601 E ANAPAMU ST****R-3 Zone**

(4:10) Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00190
Owner: FAEC Holdings 390026, LLC
Applicant: Karen Quinn

(Proposal for a new site and landscape improvements consisting of new walkways, retaining walls, stairs, minor pool work, and installation of planting and trees to replace the removed trees. The work will abate violations per ENF2007-0000.)

(Review required by City Council Appeal Hearing held on 1/29/08.)

CONCEPT REVIEW - CONTINUED ITEM**3. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

(5:00) Assessor's Parcel Number: 051-240-003
Application Number: MST2007-00613
Owner: Clayton, Troutt and Company III, LL
Owner: Ralph Horowitz
Architect: Cearnal, Andrulaitis, LLP

(Proposal to construct a 3,386 square foot one-story addition to an existing automobile dealership building. The project scope includes the demolition of 1,850 square feet of existing service bays and an enclosed area and interior and exterior remodel to the building that includes a facade remodel, reconstruction of service bays and a new 2,100 square foot canopy structure. Development Plan Approval findings are required at ABR for the new addition of 1,486 square feet.)

(Second Concept Review.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS BY THE ABR.)

*****SCHEDULED RECESS FROM 5:40 P.M. TO 6:00 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1820 DE LA VINA ST****R-4 Zone****(6:00)**

Assessor's Parcel Number: 027-022-022
Application Number: MST2007-00590
Owner: Mark and Val Maldonado
Applicant: Peikert Group
Architect: Peikert Group Architects

(Concept Review of proposed future demolition of five existing residential units and construction of 10 to 14 condominium units. Three lots would be merged for a total site area of approximately 27,000 square feet. The exact scope of the proposed project has not yet been determined. The project requires review by the Planning Commission for a Tentative Subdivision Map.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW.)

PRELIMINARY REVIEW**5. 403 E MONTECITO ST****M-1 Zone****(6:45)**

Assessor's Parcel Number: 031-343-010
Application Number: MST2007-00645
Owner: Richard Spann
Architect: Harrison Design Associates

(Proposal for multiple broadcasting antennas for an emergency radio station to be mounted on the north side of the existing three-story commercial building. The total height of the proposed antennas will be 12 feet and will extend approximately 5 feet off the building. It will occur at 22 feet above the base of the existing unit and will not project beyond the existing roof line. The project does not propose any architectural changes to the existing commercial building.)

(Final Approval may be granted.)

(PROJECT REQUIRES FINDINGS OF NO SIGNIFICANT VISUAL IMPACTS.)

PRELIMINARY REVIEW**6. 119 SKYLINE CIR****E-1 Zone**

(7:10) Assessor's Parcel Number: 041-171-008
Application Number: MST2006-00522
Owner: Marc Tappeiner
Architect: Shubin and Donaldson

(Proposal to demolish an existing 2,356 square foot two-story single-family residence and carport and construct a 2,944 square foot three-story single-family residence including a 699 square foot basement and attached 445 square foot two-car garage. The proposal includes 420 cubic yards of grading inside the building footprint, and 120 cubic yards elsewhere on the 4,776 square foot lot in the Hillside Design District. The below-grade basement and garage allows a reduction in the FAR calculation for a total square footage of 2,595 which is 99% of the maximum FAR.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 047-07.)

PRELIMINARY REVIEW**7. 1015 SAN ANDRES ST****R-2 Zone**

(7:45) Assessor's Parcel Number: 039-242-011
Application Number: MST2006-00438
Designer: Carlos Amaro
Owner: The Rodriguez/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- duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet and a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet and a 431 square foot attached two-car garage.)

(Preliminary Approval is requested.)

I. Adjournment.

CONSENT CALENDAR – SEE SEPARATE AGENDA