



# 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, May 19, 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  
                                  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](http://www.SantaBarbaraCa.gov)**

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 folded plans 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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **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. Or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Please check our website under City Calendar 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 May 15, 2008 at 1:00 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/abr](http://www.SantaBarbaraCa.gov/abr).
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at [www.santabarbaraca.gov/abr](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**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 May 5, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**DISCUSSION ITEM**

1. Heather Baker, AICP Project Planner, will present draft potential revisions to the "Design Review Final Submittal Checklist" and seek input from the Board.

**(3:20)**

(10 min)

**CONCEPT REVIEW - CONTINUED ITEM****2. 909 DE LA VINA ST****C-2 Zone**

**(3:30)** Assessor's Parcel Number: 039-312-007  
Application Number: MST2008-00155  
(20 min) Owner: E. Alan Moss Trustee (For) Edward Moss  
Architect: Chris Dentzel  
Applicant: Spencer Simcik

(Proposal for an exterior façade remodel to including new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

**(Third concept review. Referred from Consent for review of light hood element at entry.)**

**REVIEW AFTER FINAL****3. 1604 LOMA ST****E-1/R-2 Zone**

**(3:50)** Assessor's Parcel Number: 027-152-014  
Application Number: MST2006-00600  
(20 min) Owner: Kieran and Amy Maloney  
Architect: Alex Ugrik

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

**(Referred from Consent. Review After Final for alterations to the entry porch to raise dormer roof 36 in., add stucco arches and columns, add post and beam to expand the arbor, remove existing kitchen window. Second story alterations include a revised balcony and roof line and expansion of shed dormers.)**

**PRELIMINARY REVIEW****4. DE LA VINA & STATE ST****DUMMY Zone**

**(4:10)** Assessor's Parcel Number: 051-110-0RW  
Application Number: MST2007-00517  
(40 min) Owner: City of Santa Barbara  
Applicant: Amanda Flesse  
Landscape Architect: Arcadia Studio

(Proposal to reconfigure the intersection of De la Vina Street and State Street by eliminating the free right turn lanes and proposing additional landscaping.)

**(Preliminary and Final Approval are requested.)**

**CONCEPT REVIEW - CONTINUED ITEM****5. 1235 VERONICA SPRINGS RD****COUNTY Zone**

**(4:50)** Assessor's Parcel Number: 047-010-039  
 Application Number: MST2003-00793  
 (10 min) Owner: Hillside House  
 Architect: Detlev Peikert Group  
 Applicant: John Polansky  
 Applicant: Carl Steinberg  
 Agent: Teri Zuniga

(Proposal to annex the 23 acre property into the City's jurisdiction, demolish the existing 28,700 square foot Hillside House facility and all accessory buildings, except for one building known as the Harmony House, which is proposed to be relocated on site. The new development includes 125 new dwelling units, an administration office, community center, leasing and management office, non-profit lease space, and therapy pool. Of the proposed 125 new dwelling units, 12 units are proposed to be special need units, 28 are proposed rental units, 74 are proposed market rate units, and 11 are proposed affordable units. The development includes 5.5 acres of structures, roads and parking (includes 183 covered and 79 uncovered for a total of 262 parking spaces). The remaining area will be 4.75 acres of common open space and 13 acres of passive open space and creek setbacks. The proposal includes restoration of riparian areas along Arroyo Burro Creek and will include the removal of 176 trees (not including oaks or palms), to be replaced with 209 riparian associated trees. Total proposed grading includes 7,200 cubic feet of cut and 15,900 cubic yards of fill. The project requires City Council approval for annexation, General Plan Amendment, and Zone changes, and Planning Commission approval of a Tentative Subdivision Map and Development Plan.)

**(Second Concept Review. Comments only; Project requires environmental assessment, Planning Commission Review, and City Council Approval for annexation.)**

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

**CONCEPT REVIEW - CONTINUED ITEM****6. 517 W FIGUEROA ST****R-3 Zone**

**(6:10)** Assessor's Parcel Number: 039-250-020  
 Application Number: MST2005-00143  
 (35 min) Owner: Steven Johnson  
 Architect: Mark Wienke

(Proposal to construct a new three-story, nine-unit, 10,026 square foot apartment complex on a vacant 22,497 square foot lot in the R-3 Zone. Each of the nine units would have two bedrooms and balconies. 20 covered parking spaces will be provided in a 6,920 square foot subterranean parking garage. The project also includes restoration of a swale, a bike path along the access driveway, and riparian restoration for Old Mission Creek. A total of 1,705 cubic yards of cut and fill is proposed. The project includes Planning Commission review for minor changes to an approved building envelope.)

**(Third Concept Review. Comments only; Project requires environmental assessment and Planning Commission Review for minor changes to an approved building envelope as noted in Resolution No. 009-05.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 1820 DE LA VINA ST****R-4 Zone**

**(6:45)** Assessor's Parcel Number: 027-022-022  
Application Number: MST2007-00590  
(45 min) Owner: Mark & Val Maldonado  
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.)

**(Second Concept Review. Comments only; Project requires environmental assessment and Planning Commission Review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1324 CACIQUE ST****C-P Zone**

**(7:30)** Assessor's Parcel Number: 017-233-023  
Application Number: MST2008-00174  
Owner: Alfredo Plascencia  
Architect: Harrison Design Associates

(Proposal for a new three story mixed use development on a 6,250 square foot lot in the C-P Zone. The proposal includes 1,322 square feet of commercial space and three residential apartments (two one-bedroom units and one two-bedroom unit) totaling 2,519 square feet. The proposal also includes the demolition of an existing 757 square foot house and detached 358 square foot accessory structure, and the removal of one existing tree. Eight covered parking spaces are proposed at the ground floor level (three spaces for commercial and five spaces for residential). The 1,322 square feet of commercial space is proposed on the second level and the three residential townhouse-style apartments on the second and third levels. A total of 600 cubic yards of cut and fill is proposed. The project requires review by the Staff Hearing officer for a parking modification.)

**(Comments only; Project requires environmental assessment and Staff Hearing Officer Review for a requested parking modification.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**