



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, June 02, 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.
- 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 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 If you have any questions or wish to review the plans, please contact **Michelle Bedard**, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 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 May 29, 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 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 and then clicking *Online Meetings*.

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 May 19, 2008.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

DISCUSSION ITEM

(3:20) Guidance Manual for Post Construction Storm Water Management.

(30 min) Staff: Cameron Benson, Creeks Manager; Autumn Malanca, Water Resources Specialist.

CONCEPT REVIEW - CONTINUED ITEM**1. 416 E COTA ST****C-M Zone**

(3:50) Assessor's Parcel Number: 031-212-024
Application Number: MST2008-00097

(40 min) Architect: Christine Pierron
Applicant: Housing Authority of Santa Barbara
Architect: Mark Wienke
Owner: City of Santa Barbara

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and 1 two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one-, two-, and three-development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room is also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Planning Commission review for a requested parking modification, a modification to encroach into required side and rear yard setbacks, and a bonus density modification.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review of requested modifications.)

REVIEW AFTER FINAL**2. 116 E YANONALI ST****OC/SD-3 Zone**

(4:30) Assessor's Parcel Number: 033-083-018
 Application Number: MST2006-00361
 (25 min) 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. Project received Planning Commission Approval on 7/19/2007 [Resolution No. 030-07].)

Review After Final for (1) change in material at portion of ground level from bead blasted concrete to heavy texture plaster; (2) relocation of entry gate, man door and planter, and address signage; (3) increase parkway landscaping at building entry; (4) simplified design of garage rolling gate at Gray Avenue; (5) change of hardscape material; (6) change to Yanonali street tree species per Street Tree Advisory Committee recommendations; (7) northeast overhead door changed to fixed storefront system; (8) interior atrium bridge rails changed to be consistent with material and design of exterior loggias; (9) terrace/loggia doors for all units changed from bifold to double storefront; (10) Storefront finish changed from gray paint to clear anodized; (11) upper story planters on private terraces changed to premanufactured boxes, with the upper level planter on west elevation being eliminated; and (12) finished surface of water wall in atrium changed from corten steel to pebble tile.

CONCEPT REVIEW - CONTINUED ITEM**3. 1820 DE LA VINA ST****R-4 Zone**

(4:55) Assessor's Parcel Number: 027-022-022
 Application Number: MST2007-00590
 (35 min) Owner: Mark and 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 of a Tentative Subdivision Map.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1226 ALTA VISTA RD****R-3 Zone**

(5:30) Assessor's Parcel Number: 029-150-038
 Application Number: MST2006-00742
 (30 min) Owner: Jim B. Worthen
 Owner: Av Partners
 Architect: R. Brian Nelson
 Agent: Chris O'Dell
 Landscape Architect: Robert Fowler

(Proposal for the conversion of six existing one-story residential dwelling units each at 630 square feet (four apartments and a duplex) to condominium units on an 11,250 square foot lot in the R-3 Zone. The proposal includes the demolition of two, three-car garages (six spaces) to create eight on-site uncovered parking spaces. A total of 430 cubic yards of cut is proposed for the construction of a trash enclosure and six private storage spaces units. The proposal includes the alterations to the existing porch and entry steps, to windows and doors for the creation of private outdoor living space, and a retaining wall on the west side of the duplex. of the existing 11,250 square foot lot 3,658 square feet is proposed landscaping. Planning Commission review is required for a Tentative Subdivision Map, condominium conversion, and a modification to remove six window openings within the interior yard setback along the southeastern property line.)

(Second Concept review. Comment only; project requires environmental assessment and Planning Commission review of requested modifications, a Tentative Subdivision Map and condominium conversion.)

****SCHEDULED BREAK FROM 6:00 P.M. TO 6:20 P.M.****

PRELIMINARY REVIEW**5. 930 MIRAMONTE DR****A-1 Zone**

(6:20) Assessor's Parcel Number: 035-023-003
 Application Number: MST2004-00743
 (40 min) Owner: Visiting Nurse and Hospice Care of Santa Barbara
 Architect: Phillips, Metsch, Sweeney, and Moore
 Landscape Architect: Bob Cunningham
 Agent: Trish Allen

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on 11/15/2007 [Resolution No. 046-07].)

(Project requires compliance with Planning Commission Resolution No. 046-07.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 630 BATH ST****R-4 Zone****(7:00)**

Assessor's Parcel Number: 037-121-020

Application Number: MST2008-00120

(40 min)

Owner: Housing Authority of Santa Barbara

Designer: Tom Moore

(Proposal to construct 2 one- apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot in the R-3 Zone. The lot is currently developed with 4 three-bedroom apartments designed in 2, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet. No alterations are proposed for the existing units. All units are available exclusively to low and very-low income renters. The proposal includes a total of 6 existing uncovered parking spaces. The project requires review by the Staff Hearing Officer for a modification to allow one unit over density.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a density modification.)

PRELIMINARY REVIEW**7. 1021 ALPHONSE ST****R-2 Zone****(7:40)**

Assessor's Parcel Number: 031-184-013

Application Number: MST2008-00069

Owner: Francisco Andrade

Architect: Jose Esparza

(Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.)

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