



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 16, 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

| 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 folded plans 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.
- 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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. Or by email at 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 June 11, 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/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 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 June 02, 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.

MISCELLANEOUS ITEM**1. CITYWIDE**

- (3:20)** Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2008-00105
 (30 min) Owner: City of Santa Barbara
 (Review and comment on the City's updated Outdoor Lighting and Streetlighting Design Guidelines.)

(Request for recommendation that City Council adopt the new guidelines.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC.**

- (3:50)** Assessor's Parcel Number: 035-142-RW
 Application Number: MST2007-00473
 (30 min) Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Project Planner
 (Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED ITEM**3. 505 W LOS OLIVOS ST****R-3 Zone**

(4:20) Assessor's Parcel Number: 025-210-012
 Application Number: MST2007-00470
 (45 min) Owner: Saunders Family Trust
 Owner: Westmont College
 Architect: Peikert Group Architects

(This 13 unit condominium project consists of a three lot merger; demolition of an existing 2,250 square foot duplex; demolition of an existing 2,400 square foot single-family residence; construction of ten new 1,683 square foot three-story, three-bedroom condominium units (each with a 408 square foot two-car garage); addition of 481 square feet to an existing 4,928 square foot four-unit apartment building; remodel and conversion of the apartment building into three condos (one 941 square foot two-bedroom unit and two three-bedroom units at 1,652 and 1,779 square feet). The parking for the converted apartment building would be provided by one uncovered parking space and five covered parking spaces. All 13 condo units would be provided to employees of Westmont College earning up to 200% of Average Median Income. Proposed development would total 27,929 square feet on the 32,550 square foot lot. Planning Commission review is required for a Tentative Subdivision Map; Condominium Conversion Permit; and Modifications to allow bonus density units, waiver of solar access height limits, reduction of rear and interior yard setbacks, and reduction in the guest parking requirement.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review of a Tentative Subdivision Map and modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 130 S ALISOS ST****R-3 Zone**

(5:05) Assessor's Parcel Number: 017-212-014
 Application Number: MST2005-00447
 (45 min) Owner: Edward St. George, Revocable Trust
 Agent: Dave Tabor
 Designer: Eric Swenumson

(Proposal for one new two-bedroom 1,005 square foot residential condominium to be built above two new two-car garages and attached to an existing three-plex on a 16,686 square foot lot in the R-3 Zone. The site is currently developed with four, two-bedroom, residential apartments, three in an existing two-story triplex and the fourth unit as a one-story, single-family unit. The proposal includes alterations and small additions to the four existing units and condominium conversion. The proposal will result in a total of five residential condominiums and will involve a two-story four-plex (each unit with two-bedrooms ranging in size from 1,005 to 1,129 square feet) and a one-story three bedroom unit at 1,244 square feet. The project will include 10 covered parking spaces in five new two-car garages. This includes the to two new two-car garages to be attached to the four-plex and three new detached two-car garages. The project requires review by the Planning Commission for a Condominium Conversion and a Tentative Subdivision Map.)

(Comments Only; Project requires environmental assessment and Planning Commission Review of a Tentative Subdivision Map and Condominium Conversions.)

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

CONCEPT REVIEW - NEW ITEM

5. 201 W MONTECITO ST

C-2/R-4/SD-3 Zone

(6:10) Assessor's Parcel Number: 033-032-006
Application Number: MST2008-00233
(35 min) Owner: Ros Perry, 201 Scott, LLC
Owner: 201 W. Montecito St. LLC
Architect: Pete Ehlen

(Proposal for exterior alterations to an existing 12,700 square foot one-story commercial building to include removal & relocation of existing windows and doors, new window, new doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - CONTINUED ITEM

6. 120 S HOPE E-144

C-2/SD-2 Zone

(6:45) Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00618
(35 min) 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.)

(Second Concept Review. Project requires compliance with La Cumbre Plaza Design Guidelines.)

REVIEW AFTER FINAL**7. 116 E YANONALI ST****OC/SD-3 Zone**

(7:20) 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 remaining items continued from the June 2, 2008 review. (1) change in material at portion of ground level from bead blasted concrete to heavy texture plaster; (3) increase parkway landscaping at building entry; (8) interior atrium bridge rails changed to be consistent with material and design of exterior loggias; (11) upper story planters on private terraces changed to premanufactured boxes, with the upper level planter on west elevation being eliminated.

CONCEPT REVIEW - CONTINUED ITEM**8. 4200 CALLE REAL****R-3 Zone**

(7:45) Assessor's Parcel Number: 059-240-020
 Application Number: MST2008-00182
 Architect: David Kesterson
 Owner: Alicia Martin

(Proposal for a new entrance sign with support pillars at the entrance of the Saint Vincent community. The support structure requires review by the Architectural Board of Review. The sign element will require approval by the Sign Committee.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA