



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, August 25, 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
 CAROL GROSS
 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
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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 August 21, 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 July, 14th, July 28th, and Aug. 11, 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 DISCUSSION ITEM

PLAN SANTA BARBARA POLICY OPTIONS REPORT AND SUMMARY WORKSHOP

(3:30) Staff Presentation: Bettie Weiss, City Planner; and Beatriz E. Gularte, Project Planner
(45 min)

(Proposal to hear a presentation by Planning Division staff on the Plan Santa Barbara – *Policy Options Report and Workshops*, and provide comments as appropriate.)

(Board comments are requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 1006 CHINO ST

R-2 Zone

(4:15) Assessor's Parcel Number: 039-242-015
(45 min) Application Number: MST2007-00646
Owner: DB Partners, LLC
Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing total building footprint of 1,878 square feet, and construct three new two-story, single-family residences with three attached two-car garages, for a proposed total footprint of 2,778 square feet, on an 11,250 square foot lot in the R-2 Zone. The proposal will result in a two-unit duplex and one single detached unit. The proposed residential units will be 1,178 square feet each and will include three bedrooms and two and one-half bathrooms. The project requires Staff Hearing officer Review of a Tentative Subdivision Map.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 416 MONTGOMERY ST****R-2 Zone**

(5:00) Assessor's Parcel Number: 025-393-003
(35 min) Application Number: MST2008-00131
Owner: Dan Secord
Agent: Dave Tabor
Designer: Eric Swenumson

(Proposal to convert two existing, one-story, residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. Existing unit number one is a three-bedroom, 1,346 square foot unit. Existing unit number two is a two-bedroom, 1,063 square foot unit. An existing two-car, legal-nonconforming, detached garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street. The project requires Staff Hearing officer Review of a Tentative Subdivision Map.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

CONCEPT REVIEW - CONTINUED ITEM**3. 1210 E MASON ST****R-2 Zone**

(5:35) Assessor's Parcel Number: 017-142-002
Application Number: MST2008-00298
Owner: Walter Lositzki
Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,135 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit one is proposed at 1,508 square feet and unit two is proposed at 1,589 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill, to be balanced on site, is proposed.)

(Second Concept Review. Comments only; Project requires Environmental Assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA