



# 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 08, 2010**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**  
 CHRISTOPHER MANSON-HING, Chair  
 DAWN SHERRY, Vice-Chair  
 CLAY AURELL  
 CHRISTOPHER GILLILAND  
 CAROL GROSS  
 GARY MOSEL  
 KEITH RIVERA  
 PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO      GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (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 <u>folded</u> plans are required at the <u>time of submittal &amp; each time plans are revised</u> . <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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 ABR 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](http://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](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 Wednesday, March 03, 2010, 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](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 Noon and the following Monday at 9:00 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 **February 22, 2010**.
- C. Consent Calendar: **March 1, 2010** and **March 8, 2010**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PRELIMINARY REVIEW****1. 4200 CALLE REAL**

**(3:15)** Assessor's Parcel Number: ROW-003-382  
**(30 MIN)** Application Number: MST2008-00505  
 Owner: City of Santa Barbara  
 Owner: Caltrans  
 Applicant: Jessica Grant, Project Planner  
 Applicant: Ashleigh Sizoo, Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

**(Preliminary Approval is requested.)**

**PRELIMINARY REVIEW****2. 130 HARBOR WAY****HC/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 045-250-011  
**(25 MIN)** Application Number: MST2009-00071  
Owner: City of Santa Barbara  
Architect: James Zimmerman

(The proposal for the Santa Barbara Yacht Club consists of an enclosure of 159 square feet of an existing second story deck to allow for an expansion of the kitchen, two additions to the second story deck for a total of 145 square feet, and the relocation of the existing exterior stairs along the eastern elevation.)

**(Project requires compliance with Planning Commission Resolution No. 045-09.)**

**PRELIMINARY REVIEW****3. 535 E MONTECITO ST****M-1 Zone**

**(4:10)** Assessor's Parcel Number: 031-351-010  
**(30 MIN)** Application Number: MST2006-00530  
Owner: Housing Authority of the City of Santa Barbara  
Applicant: John Campanella  
Architect: William Hezmalhalch Architects Inc  
Applicant: Bill McReynolds

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 1,100 and 1,700 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with 50% in a side by side configuration and 50% in a tandem configuration. Six guest parking spaces would be provided, resulting in a total of 102 on-site parking spaces. Vehicle access would be provided from East Montecito Street, with emergency access only from Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination at the Planning Commission on 11/19/2009.)

**(Project requires compliance with Planning Commission Resolution No. 032-08 and Specific Plan SP-10.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 915 E ANAPAMU ST****E-1/R-3 Zone****(4:40)**

Assessor's Parcel Number: 029-201-003

**(30 MIN)**

Application Number: MST2007-00331

Owner: Charles Crail

Agent: Suzanne Elledge Permit and Planning Services, Inc.

Architect: Cearnal Andrulaitis

(Proposal to construct 13 two-story and three-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,759 square foot parcel in the E-1 and R-3 Zones. The proposal includes two three-bedrooms, two one-bedroom, and nine two-bedroom apartments ranging from 699 to 1,584 square feet, for a total of 14,934 square feet. A total of 3,350 cubic yards of grading is proposed and 28 parking spaces are provided (17 below grade and 11 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The project requires Environmental Assessment.)

**(Third Concept Review. Comments only; project requires Environmental Assessment.)**

**FINAL REVIEW****5. 421 E COTA ST****C-M Zone****(5:10)**

Assessor's Parcel Number: 031-160-010

**(30 MIN)**

Application Number: MST2009-00250

Owner: Transition House

Architect: Mark Wienke

Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 (Resolution No. 070-09).)

**(Preliminary Approval was granted 10/5/2009. Final Approval is requested.)**

**\*THE BOARD WILL RECESS FOR 20 MINUTES AT 5:40 P.M. AND RECOVENE AT 6:00 P.M. \***

**PRELIMINARY REVIEW****6. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

**(6:00)** Assessor's Parcel Number: 051-010-007  
**(25 MIN)** Application Number: MST2009-00523  
 Owner: Riviera Dairy Products  
 Architect: Sidley Jones, Inc.  
 Business Name: Love Culture

(Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. The project will result in a Measure "E" credit of 1220 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

**(Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 1224 COAST VILLAGE CIR****C-1/SD-3 Zone**

**(6:25)** Assessor's Parcel Number: 009-291-013  
**(30 MIN)** Application Number: MST2009-00569  
 Owner: Frank and Katharine Miller  
 Applicant: Clearwire  
 Agent: Nick Gonzalez

(Proposed installation of broadband wireless telecommunications facility consisting of three panel antennas, three parabolic antennas, and a small radio equipment cabinet. All antennas will be behind existing rooftop screening, and facility was previously permitted under MST2007-00256. Previous permit expired before site was constructed. Project requires Findings of No Visual Impacts.)

**(Project requires Findings of No Visual Impacts.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 616 W MICHELTORENA ST****R-3 Zone**

**(6:55)** Assessor's Parcel Number: 043-251-014  
**(40 MIN)** Application Number: MST2010-00043  
 Owner: Antonio J. Gijon  
 Architect: Jose Luis Esparza

(Proposal to construct a new two-story 1,166 square foot single-family residence and attached 451 square foot two-car garage on a 4,450 square foot lot currently developed with an existing one-story 613 square foot single-family residence. The proposal also includes the demolition of an existing 57 square foot enclosed porch, a 100 square foot addition to the existing 613 square foot residence, a new 320 square foot one-car garage, and one new uncovered parking space. A total of four parking spaces will be provided, two for each unit, with three covered spaces and one uncovered space. A total of 14 cubic yards of grading is proposed. The project will abate the violations of enforcement case ENF2009-01334.)

**(Comments only; project requires Environmental Assessment.)**

**CONCEPT REVIEW - NEW ITEM****9. 3052 STATE ST****C-2/SD-2 Zone**

**(7:35)** Assessor's Parcel Number: 053-342-033  
**(40 MIN)** Application Number: MST2010-00016  
Owner: Timothy and Claudia Garrett  
Contractor: Terra Nova Industries  
Business Name: Beverages & More, Inc.  
Architect: Hayashida Architects

(Proposal to demolish 1,758 square feet of an existing 10,757 square foot building, demolish a 1,288 square foot detached warehouse, provide 12 new parking spaces for a total of 35 on-site parking spaces, and revised parking lot and site landscaping to include the removal of four existing trees and addition of eight new trees. The proposal will result in one 8,999 square foot commercial building and a 3,046 credit of Measure E square footage. The proposal will abate the violations of ENF2009-00505.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**