



# 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, April 16, 2012**

**630 Garden Street: David Gebhard Public Meeting Room**

**3:00 P.M.**

**BOARD MEMBERS:**

- DAWN SHERRY, Chair
- CHRISTOPHER GILLILAND
- GARY MOSEL
- KEITH RIVERA
- KIRK GRADIN
- PAUL ZINK
- STEPHANIE POOLE

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**

BRUCE BARTLETT

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor
- TONY BOUGHMAN, Planning Technician
- GLORIA SHAFER, 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	<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 <u>folded plans</u> 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>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- 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, ext. 4577. 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 Tony Boughman, at (805) 564-5470, ext. 4539, or by email at [toughman@SantaBarbaraCa.gov](mailto:toughman@SantaBarbaraCa.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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:**

- A. On Thursday, April 12, 2012, 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).
- B. 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 11:00 a.m. 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 on this agenda for a public discussion before the Board. 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 April 02, 2012.
- C. Consent Calendar of April 9, and April 16, 2012.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**FINAL REVIEW****1. 336 N MILPAS ST****C-2 Zone****(3:10)**

Assessor's Parcel Number: 031-371-021  
 Application Number: MST2006-00236  
 Architect: Perkowitz + Ruth Architects  
 Owner: Fresh & Easy Neighborhood Market

(A revised proposal for a new one-story 11,680 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

**(Review of the as-built relocation of perimeter site walls and associated reduction in landscaping planting area. A waiver is requested to provide less than the required depth of the perimeter planters.)**

**PROJECT DESIGN REVIEW****2. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 009-291-018  
Application Number: MST2011-00220  
Owner: Black Valner LLC  
Applicant: Dudek  
Architect: Cearnal, Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit and zoning modification requests for setback encroachments.)

**(Project requires compliance with Planning Commission Resolution No. 005-12.)**

**PROJECT DESIGN REVIEW****3. 1820 DE LA VINA ST****R-4 Zone**

**(4:10)** Assessor's Parcel Number: 027-022-022  
Application Number: MST2009-00536  
Owner: Maldonado Living Trust  
Architect: Hochhauser Blatter Architects  
Engineer: Mario Alarcon  
Applicant: Maldonado

(Proposal to construct a new two-story, 22,775 square foot residential care facility for the elderly, to include 40 studio units varying between 294 to 376 square feet, on a proposed 27,217 square foot lot. The proposal involves the demolition of 8,251 square feet of existing on-site development, comprised of five existing residential units and all garages and other related structures, the removal of 7 existing trees, and 2,800 cubic yards of grading. A total of 19 on-site parking spaces are proposed. The project requires Planning Commission approvals were granted for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three Zoning Modifications for the required common open yard area, a reduction in the required number of parking spaces, and over height walls within the required front setback.)

**(Project requires compliance with Planning Commission Resolution No. 019-11.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 1130 N MILPAS ST****E-1/R-3 Zone**

**(4:40)** Assessor's Parcel Number: 029-201-004  
 Application Number: MST2009-00551  
 Owner: Santa Barbara Bowl Foundation  
 Architect: Steve Carter  
 Agent: Trish Allen, SEPPS, Inc.

(Proposal to construct a new 2,210 square foot (net) one-story administration building, pedestrian plaza and walkway for the Santa Barbara Bowl with approximately 2,430 cubic yards of cut and 600 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

**(Second Concept Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review. Project was last reviewed on February 21, 2012.)**

**FINAL REVIEW****5. 3707 STATE ST****C-P/SD-2 Zone**

**(5:10)** Assessor's Parcel Number: 051-590-024  
 Application Number: MST2011-00304  
 Owner: McColm Family Trust  
 Applicant: Kerr Project Services  
 Business Name: Chick- Fil-A  
 Architect: CRHO

(Proposal to remodel existing building and convert from Burger King to Chick-Fil-A restaurant. Existing drive-thru to remain. Remodeled outdoor seating with new furniture. Replace existing landscaping, new paint and stucco covering existing brick areas, two new trellises over patio dining areas, ADA upgrades and parking relocated. Some parking paving to be replaced with permeable paving. Replace all windows and doors, three new clerestory windows in kitchen, new exterior lighting, remove two signs that were integrated into the building walls.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 400 W PUEBLO ST (COTTAGE HOSPITAL)****SP-8 Zone**

**(5:40)** Assessor's Parcel Number: 025-100-001  
 Application Number: MST2012-00091  
 Owner: Santa Barbara Cottage Hospital  
 Agent: Sac Wireless Engineering Group

(Proposal for a new wireless communications facility for Verizon Wireless. The proposal consists of a new 336 square foot, 8 foot tall equipment platform enclosure on the hospital roof, a new 49 square foot, 8-foot tall antenna screening enclosure on the existing penthouse roof to contain six new wireless antennas, and three new antennas mounted on the exterior of the penthouse.)

**(Action may be taken if sufficient information is provided. Project requires a finding of no adverse visual impacts and compatibility analysis.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****POSTPONED TO APRIL 30, 2012 AT THE APPLICANT'S REQUEST.****7. 500 BLOCK W ANAPAMU****(6:10)**

Assessor's Parcel Number: 039-010-0RW

Application Number: MST2012-00118

Owner: Caltrans

Agent: Margaret Chang

(Proposal to replace two existing 35-foot tall AT&T cellular antenna monopoles. The diameter of one monopole would increase from 19 inches to 24 inches; the diameter of the other monopole would increase from 19 inches to 30 inches. The increase will accommodate replacement of the three existing antennas in each. Heights will not exceed the existing approved 35 feet. Equipment cabinets would be added within existing fenced lease area located under the pedestrian bridge.)

**(Action may be taken if sufficient information is provided. Project requires a finding of no visual impacts.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**