



# 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.**

**Note: Members are requested to visit the site for 601 E. Micheltorena Street prior to the meeting.**

**Monday, September 17, 2012    630 Garden Street: David Gebhard Public Meeting Room    3:00 P.M.**

**BOARD MEMBERS:**  
 DAWN SHERRY, *Chair*  
 PAUL ZINK, *Vice Chair*  
 CHRISTOPHER GILLILAND  
 GARY MOSEL  
 KIRK GRADIN  
 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)**

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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.
<b>PROJECT DESIGN APPROVAL</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-; single- 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 Project Design 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 22.69 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 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- dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. On Thursday, September 13, 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 Tuesday, September 4, 2012.
- C. Consent Calendar of September 10, 2012 and September 17, 2012.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**DISCUSSION ITEM****(3:10) Fire-Resistant Building Design, Construction, and Landscaping.**

Preview of the AIA ArchitecTours 2012 scheduled for September 29, 2012.

Preview of nine projects along with the City Fire Department's presentations for the public.

American Institute of Architects, Santa Barbara Chapter representatives

Christopher Manson-Hing, AIASB Secretary; and Susanne Tejada, AIASB President

**PROJECT DESIGN REVIEW****1. 2204 PARKWAY DR****R-3 Zone****(3:20)**

Assessor's Parcel Number: 025-171-031  
 Application Number: MST2012-00070  
 Owner: Nicholas Kalionzes  
 Designer: Angeli De Covolo Inc.  
 Engineer: John Oeltman  
 Architect: Angeli De Covolo, Inc.

Proposal for a new two-story building consisting of a 510 square foot second-floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot one-story single residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification for the setback encroachment occurred.

**Project Design Approval of the project is requested. Requires compliance with Staff Hearing Officer Resolution 033-12. Project was last reviewed on June 25, 2012.**

**CONCEPT REVIEW - CONTINUED ITEM****2. 400 W PUEBLO ST (COTTAGE HOSPITAL)****SP-8 Zone****(3:50)**

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 3 new antennas mounted on the exterior of the penthouse.

**Second Concept Review; project was last reviewed on April 16, 2012. Action may be taken if sufficient information is provided. Project requires a finding of no adverse visual impacts and compatibility analysis.**

**REVIEW AFTER FINAL****3. 601 E MICHELTORENA ST****C-O Zone****(4:20)**

Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foundation  
Agent: Ken Marshall  
Architect: Cearnal, Andrulaitis LLP  
Landscape Architect: Katie O'reilly-Rogers

The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).

**Review After Final for revised building finishes including paint colors, window colors, stonework, roof coverings, and solar panels. Project requires compliance with Planning Commission Resolutions 039-06, 06-103, and 08-038.**

**CONCEPT REVIEW - NEW ITEM****4. 120 S HOPE AVE****C-2/SD-2 Zone**

**(4:50)** Assessor's Parcel Number: 051-010-014  
Application Number: MST2012-00361  
Owner: Nettleship Patricia S Trustee  
Owner: Macerich Company  
Architect: Ryan Mills

Proposal to complete the La Cumbre Plaza facade upgrades to all buildings per the current Tenant Design Criteria. Square footage changes are not proposed. Conceptual or project approval of proposed facade upgrades on buildings A through K, and development of a plan for phased final approvals on a building-by-building basis is requested. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015.

**CONCEPT REVIEW - CONTINUED ITEM****5. 635 OLIVE ST****C-M Zone**

**(5:30)** Assessor's Parcel Number: 031-160-012  
Application Number: MST2012-00156  
Owner: David Potter  
Architect: Michael Porter

Proposal to demolish the existing 940 square foot one-story single- residence and construct a three-story mixed-use building with a basement and roof deck. The project consists of 2,997 square feet of commercial wine production and storage space and 1,429 square feet of residential space with an attached 424 square foot one-car garage and three uncovered parking spaces.

**Fourth Concept Review. Comments only; project requires environmental assessment. Project requires Compatibility Analysis and Development Plan Approval findings. Project was last reviewed on September 4, 2012.**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**