



Revised

# 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, October 29, 2012      630 Garden Street: David Gebhard Public Meeting Room      3:00 P.M.**

**BOARD MEMBERS:**

- DAWN SHERRY, *Chair*
- PAUL ZINK, *Vice Chair* (Consent Calendar Representative)
- CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
- GARY MOSEL
- KIRK GRADIN (Consent Calendar Alternate)
- 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	<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 <u>folded plans</u> are required <u>at the 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>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-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 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 [tboughman@SantaBarbaraCa.gov](mailto:tboughman@SantaBarbaraCa.gov). Office hours are 8:30 a.m. to 4:30 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, October 25, 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 October 15, 2012.
- C. Consent Calendar of October 22, 2012, and October 29, 2012.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - CONTINUED ITEM****CONTINUED TO NOVEMBER 5 CONSENT CALENDAR****1. 224 S MILPAS ST****C-2/M-1/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 017-240-025

Application Number: MST2012-00248

Owner: James V. Giuliani, Trustee

Applicant: Suzanne Elledge Planning &amp; Permitting Services

(Proposal to permit an "as-built" 2,496 square foot two-story single dwelling unit within an existing commercial building. The project consists of converting 245 square feet of commercial space on the ground floor, the addition of a 2,251 square foot second floor within the 22-foot tall existing building, a covered patio on the second floor, skylights, two uncovered parking spaces for the dwelling, removal of fencing, and 11 new non-residential parking spaces. The project would result in a total of 9,475 square feet of commercial space and 2,496 square feet of residential space located on the 1.8 acre lot in the non-appealable jurisdiction of the Coastal Zone.)

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

**FINAL REVIEW****2. 513 GARDEN ST****C-M Zone**

**(3:30)** Assessor's Parcel Number: 031-202-009  
Application Number: MST2010-00168  
Architect: Barry Winick  
Owner: Macy Cornerstone, LLC  
Architect: Mark Macy

(Proposal for a two-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.)

**(Project received Project Design Approval on May 16, 2012. Action may be taken if sufficient information is provided.)**

**REVIEW AFTER FINAL****3. 2941 STATE ST****R-4/SD-2 Zone**

**(4:10)** Assessor's Parcel Number: 051-131-003  
Application Number: MST2012-00035  
Owner: Housing Authority of City of Santa Barbara  
Architect: Christine Pierron

(Proposal for relocation of electrical service. Approval is requested for installation done without panel screening and for the conduit to be painted rather than concealed.)

**(Review After Final for reconsideration of the requirement that conduit be concealed inside building. Item was referred from the Consent Calendar.)**

**CONCEPT REVIEW - NEW ITEM****4. 418 N SALSIPUEDES ST****M-1 Zone**

**(4:40)** Assessor's Parcel Number: 031-293-019  
Application Number: MST2012-00387  
Owner: Andros Family Trust  
Architect: Architecture JA, Inc.

(Proposal for window and façade changes on the southwest elevation and two new windows on the northeast elevation for an existing commercial building.)

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

**CONCEPT REVIEW - NEW ITEM**

**5. 222 N MILPAS ST**

**C-2/C-P Zone**

**(5:00)** Assessor's Parcel Number: 017-051-002  
Application Number: MST2012-00412  
Owner: Scolari Properties, LLC  
Applicant: Jose Cervantes  
Business Name: The Fresh Market

(Proposal for major remodel tenant improvements to alter existing 29,953 square foot market building with new exterior front facade, interior remodel to divide space into two tenant lease spaces, new mechanical equipment, and new paint of an existing commercial building; existing 137 parking space parking lot to remain.)

**(Comments only.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**