



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 18, 2013 **David Gebhard Public Meeting Room, 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
GARY MOSEL
STEPHANIE POOLE (Consent Calendar Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, 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	<p>Master Application & Submittal Fee - (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 & 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</u> plans are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p>Rough sketches 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.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. If you have any questions or wish to review the plans, please contact Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the ABR Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the ABR at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures (ABR Guidelines). The specific ABR Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- 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. (3.2.2)
- 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 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. (3.2.4)
- 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. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 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. (3.2.9) An ABR approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. 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 Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- **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. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. See ABR Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Thursday, March 14, 2013, 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.
- 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*. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> 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 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 **March 4, 2013**.
- C. Consent Calendar: **March 11, 2013**; (March 18, 2013 Consent has been cancelled).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 517 W FIGUEROA ST****R-3 Zone**

(3:10) Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Alex Pujo

(Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing nine units has expired. Minor architectural changes have been made by the new architect.)

(Project was last reviewed on January 23, 2012. Project requires Tier 3 SWMP compliance, and conformance with Planning Commission Resolution 009-05.)

FINAL REVIEW**2. 222 N MILPAS ST****C-2/C-P Zone**

(3:45) Assessor's Parcel Number: 017-051-002
Application Number: MST2012-00412
Owner: Scolari Properties, LLC
Applicant: Jose Cervantes
Business Name: The Fresh Market
Architect: Jose Cervantes

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front façade, interior remodel to divide the building into three tenant lease spaces, an approximately 150 square foot addition under the new front arcade for the grocery store, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.)

(Project was last reviewed on March 4, 2013.)

CONCEPT REVIEW - NEW ITEM**3. 1080 COAST VILLAGE RD****C-1/SD-3 Zone**

(4:20) Assessor's Parcel Number: 009-212-012
Application Number: MST2013-00087
Owner: Hanna Family Trust
Applicant: Jeff Minelli
Architect: Tom Ochsner

(Proposal for alterations to an existing commercial building including the following: replace façade, new landscape and hardscape, and restriping an existing parking lot to provide five parking spaces. Coastal review is required.)

(Concept Review.)

CONCEPT REVIEW - NEW ITEM**4. 1419 DE LA VINA ST****R-4 Zone**

(4:55) Assessor's Parcel Number: 039-061-011
Application Number: MST2013-00085
Owner: David Gerrity

(Proposal to rebuild two non-conforming buildings that were destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation and the buildings must be replaced like-for-like. The two buildings are a 2,033 square foot two-story five-unit building, and a 900 square foot single unit. There are a total of 15 units and 5 single-room-occupancy units approved on this property, in addition to 3 covered parking spaces and 20 uncovered parking spaces. No alterations are proposed for the potentially historic 14-unit Desmond Building on the site.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3880 STATE ST****C-2/SD-2 Zone****(5:30)**

Assessor's Parcel Number: 057-240-046
Application Number: MST2012-00422
Owner: Sumida Family, Ltd Partnership
Architect: LMA Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures for the existing nursery. The existing two-story commercial building fronting on State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 601 SAN PASCUAL ST****R-3 Zone****(6:05)**

Assessor's Parcel Number: 037-101-014
Application Number: MST2013-00019
Owner: Pini, Dario
Architect: Bryan Murphy

(Proposal to construct a new two story duplex building 1,297 square foot six-car garage with an attached 45 sq. ft. laundry room and two new units (2 bedroom each) above to Building C, construction of a 114 sq. ft. first floor addition and a 400 sq. ft. second story addition resulting in a two-story duplex for Building B, four uncovered parking spaces and relocating the back stairs and entry porch to an existing one story two bedroom single family dwelling to demolish an existing 355 sq. ft. two-car garage and 78 sq. ft. shed.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 632 E CANON PERDIDO ST****R-3 Zone****(6:40)**

Assessor's Parcel Number: 031-032-017

Application Number: MST2013-00080

Owner: Boys Club of Santa Barbara, Inc.

Architect: LMA Architects

(Proposal to construct a new, two-story, 13,465 square foot addition for new permanent classrooms and administration offices at the Providence Hall campus on a 2.20 acre parcel in the R-3 Zone. The site is currently developed with 16,789 square feet of existing permanent structures and 7,200 square feet of temporary portable units for a total of 23,989 square feet of existing on site development. The proposal includes the removal of the 7,200 square feet of temporary portable classrooms, and with the proposed addition of 13,465 square feet of permanent structures, the project will result in a net addition of 6,265 square feet to the site, and will result in a total of 30,254 square feet of on-site development, below the allowable 25 percent F.A.R. The site currently includes 24 parking spaces, and the proposal includes the addition of 9 new spaces, for a total of 33 parking spaces. The project requires Planning Commission review for Development Plan Approval for new non-residential square footage, a Conditional Use Permit for continued non-residential use in the R-3 Zone, and a parking modification.)

(Comments only; project requires environmental assessment and Planning Commission review of new non-residential square footage, a Conditional Use Permit, and a zoning modification.)

THE 03/18/13, 1:00 p.m. CONSENT REVIEW CALENDAR HAS BEEN CANCELLED.