



# 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.**

**Tuesday, January 16, 2007      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**  
**BOARD MEMBERS:**

MARK WIENKE, Chair  
CHRISTOPHER MANSON-HING, Vice-Chair  
JIM BLAKELEY  
JAMES LECRON  
GARY MOSEL  
RANDY MUDGE  
DAWN SHERRY  
GRANT HOUSE

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KELLY BRODISON, 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>Master Application &amp; 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 &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</u> plans are required at the <u>time of submittal &amp; each time plans are revised.</u></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>Rough sketches 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>PRELIMINARY REVIEW</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 preliminary 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 22.68 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 Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**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 Thursday, January 11, 2007 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](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

**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 January 8, 2007.

## C. Consent Calendar.

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

## F. Possible Ordinance Violations.

**FINAL REVIEW****1. CITYWIDE**

**(3:15)** Assessor's Parcel Number: 099-MSC-0RW  
Application Number: MST2006-00340  
Owner: City of Santa Barbara  
Applicant: Tully Clifford  
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St. The location and circulation design for this project was approved by City Council on April 11, 2006.)

**(Referred to Full Board from the January 8, 2007 Consent Calendar, for aesthetic comments only on the pavement, texture, materials and landscaping.)**

**REVIEW AFTER FINAL****2. 308 PALM AVE**

M-1 Zone

**(3:35)** Assessor's Parcel Number: 031-342-009  
Application Number: MST2004-00862  
Owner: Jaya and Erin Lozano  
Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

**(Review After Final for window changes.)**

**REVIEW AFTER FINAL****3. 1650 MIRA MESA DR**

E-1 Zone

**(3:55)** Assessor's Parcel Number: 035-160-021  
Application Number: MST2005-00429  
Owner: Barbara Toumayan  
Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second-floor deck by 186 square feet.)

**(Review After Final to revise the deck railing from steel to glass.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 927 OLIVE ST**

C-2 Zone

**(4:15)** Assessor's Parcel Number: 029-302-031  
Application Number: MST2006-00421  
Architect: Keith Rivera  
Owner: Fiesta Olive, LLC  
Applicant: Aaron Amuchastegui

(Proposal for a mixed-use development consisting of three three-story buildings. The project includes five three-story, one- and two-bedroom residential condominiums ranging from 1,470 to 1,919 square feet. Three of the units include office space totaling 690 square feet on the first floor. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 & 933 Olive Street and 500 cubic yards of cut and fill grading. Planning Commission Approval of a Tentative Subdivision Map is requested.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1418 SANTA ROSA AVE**

E-3/SD-3 Zone

**(4:50)** Assessor's Parcel Number: 045-132-014  
Application Number: MST2006-00288  
Owner: Santa Rosa Associates, LLC  
Applicant: Santa Rosa Associates, LLC

(Proposal for a three-lot subdivision and construction of three one-story single-family residences. The existing 1,861 square foot single-family residence and attached garage would be demolished and the 27,937 square foot lot would be divided into three approximately 9,200 square foot parcels. Parcel 1 would have a 2,526 square foot residence and attached 469 square foot two-car garage, Parcel 2 would have a 2,519 square foot residence and attached 541 square foot two-car garage, and Parcel 3 would have a 2,413 square foot residence and attached 628 square foot three-car garage. There would be 1,300 cubic yards total of cut and fill grading. Access to the new lots is proposed via a common driveway along the eastern property line. Planning Commission approvals of a Coastal Development Permit and a Tentative Subdivision Map are requested, along with modification requests to allow the creation of two lots without the required street frontage and modification requests to allow two of the garages to exceed 500 square feet. )

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR A THREE LOT SUBDIVISION, A COASTAL DEVELOPMENT PERMIT, MODIFICATIONS AND A STREET FRONTAGE WAIVER.)**

\*\*\*\*\* THE BOARD WILL RECESS FROM 5:45 P.M. UNTIL 6:00 P.M. \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 602 ANACAPA ST**

C-M Zone

**(6:00)** Assessor's Parcel Number: 031-151-017  
Application Number: MST2006-00740  
Owner: Anacota Plaza  
Applicant: Suzanne Elledge Planning and Permitting  
Architect: Robert Christian  
Contractor: Campanelli and Associates

(Proposal for a tenant improvement to change the existing 9,316 square foot retail space to a restaurant/bar/nightclub. The proposal includes 935 square feet of new floor area within the existing building and two new exterior doors. The project requires Development Plan Approval findings at ABR.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 319 N MILPAS ST**

C-2/M-1 Zone

**(6:30)** Assessor's Parcel Number: 031-363-035  
Application Number: MST2006-00076  
Owner: Milpas Street Partners  
Architect: Brian Nelson

(Proposal for condominium conversion of an existing 5,004 square foot two-story, mixed-use building consisting of two two-bedroom apartment units on the second floor and 2,506 square feet of commercial medical office space on the first floor. The proposal includes enclosure of part of the existing patio to create two private storage areas for the residential condominiums. The condominium conversion requires Staff Hearing officer approval.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 4126 HIDDEN OAKS RD**

PUD 0.4 Zone

**(7:00)** Assessor's Parcel Number: 049-440-005  
Application Number: MST2006-00752  
Owner: David and Stevie Peters  
Architect: Paul Zink

(Proposal for garage conversion and additions to an existing 2,417 square foot two-story dwelling located on a 26,058 net square foot lot. The proposal would convert an existing attached 460 square foot two-car garage to habitable space and construct a new attached 460 square foot two-car garage, a 386 square foot first-floor addition, and a 100 square foot second-floor addition.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**CONCEPT REVIEW - CONTINUED ITEM****9. 264 N LA CUMBRE RD**

E-3/SD-2 Zone

**(7:30)** Assessor's Parcel Number: 057-240-018  
Application Number: MST2006-00705  
Owner: Gary Gray

(Proposal to relocate two uncovered parking spaces for safer egress from the existing duplex. Modifications are requested for an uncovered parking space within the required interior-yard setback, and for an overheight retaining wall and fence at the front of the property.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICE APPROVAL FOR A MODIFICATION.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**