



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, February 26, 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
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 KELLY BRODISON, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (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.
PRELIMINARY REVIEW	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 & 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 preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 22.68 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 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, February 22, 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.
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.

1. Approval of the minutes of the Architectural Board of Review meeting of Monday, February 12, 2007.
2. Approval of the minutes of the Architectural Board of Review meeting of Tuesday, February 20, 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 - U.S. HWY 101**

(3:15) Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00691
Owner: City of Santa Barbara
Applicant: Scott Eades, Caltrans

(Caltrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project. Project components include: a third southbound lane; northbound auxiliary lanes at Cabrillo to Salinas, and Salinas to Milpas; bridge replacement at Sycamore Creek; new undercrossing at Cacique Street between Milpas and Alisos; various interchange and ramp modifications, retaining and soundwall improvements; and landscape improvements. Additional improvements on adjacent surface street connections at Los Patos intersection, Butterfly Lane, Indio Muerto, and Old Coast Highway would also be provided.)

(Final Approval of the Hot Springs Road roundabout and Old Coast Highway sidewalk.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 059-04)

PRELIMINARY REVIEW**2. 3303 STATE ST A**

C-L/C-P/SD-2 Zone

(4:10) Assessor's Parcel Number: 051-100-001
Application Number: MST2006-00077
Owner: Emil and James Deloreto Trust
Architect: Lenvik and Minor

(Proposal for a front facade remodel and parking landscape alterations for Loreto Plaza.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

CONCEPT REVIEW - CONTINUED ITEM**3. 930 MIRAMONTE DR**

A-1 Zone

(4:30) Assessor's Parcel Number: 035-023-003
Application Number: MST2004-00743
Owner: Visiting Nurse and Hospice Care of Santa Barbara
Architect: Phillips, Metsch, Sweeney, and Moore

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Planning Commission approval is requested for a Conditional Use Permit.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)

CONCEPT REVIEW - NEW ITEM**4. 3815 STATE G-131**

C-2/SD-2 Zone

(5:15) Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00064
Owner: Patricia Nettleship Trustee
Applicant: Chris Gebhart
Architect: Bitton Design
Business Name: Ruth's Chris Steak House
Owner: Macerich Company

(Proposal for a facade remodel to an existing tenant space known as the Limited Express and Bath and Body Shop. The proposal also includes a 728 square foot outdoor dining patio area at the La Cumbre Plaza Mall. The main entry will face the parking lot at the northwest corner of the building and the service entry will be located on the west side of the building at the south corner of the restaurant space.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 718 E MASON ST

M-1 Zone

(6:00) Assessor's Parcel Number: 017-121-005
Application Number: MST2007-00056
Owner: Avalos Dora Ontiveros
Architect: Rex Ruskauff
Owner: Jaime Melgoza

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces would be provided in a parking lot at the rear.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 427 ALAMEDA PADRE SERRA

R-2 Zone

(6:30) Assessor's Parcel Number: 031-391-010
Application Number: MST2007-00054
Owner: Perry Perkins
Applicant: Lori Kari

(Proposal to convert an existing 2,704 square foot two-story residential duplex into two condominiums. Parking is provided in two one-car garages and two uncovered spaces. Staff Hearing Officer approval of the condominium conversion is requested.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 2311 ANACAPA ST

E-1 Zone

(6:55) Assessor's Parcel Number: 025-123-009
Application Number: MST2007-00058
Owner: Stefan and Toni Strickholm
Architect: Dennis Thompson

(Proposal for a 588 square foot second-story addition to an existing one-story 2,124 square foot single-family residence with detached 400 square foot garage. The proposal includes the relocation of the front entry. The project is located on an 8,400 square foot lot in the Mission Area Special Design District.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA