



# 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 5, 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](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 folded plans are required at the time of submittal &amp; each time plans are revised.</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><u>Rough sketches</u> 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, March 1, 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 February 26, 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.

**PRELIMINARY REVIEW****1. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

**(3:15)**

Assessor's Parcel Number: 035-170-023

Application Number: MST2003-00652

Owner: Gene Schecter

Engineer: Penfield &amp; Smith Engineers

Agent: Jessica Kinnahan

Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front-yard setbacks, to allow guest parking in the front-yard setback and reduced open-yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 055-06.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 803 N MILPAS ST**

C-2 Zone

**(4:30)** Assessor's Parcel Number: 031-042-028  
Application Number: MST2006-00510  
Owner: Mccolm Family Trust 8/13/99  
Applicant: Jarrett Gorin  
Architect: Designarc  
Engineer: Huitt-Zollars

(Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot. The proposal includes one commercial-only space, five live/work units, and three residential-only units. Square footages for the project are 2,792 square feet of commercial space, 13,351 square feet of residential space, 3,587 square feet of garage space, and 2,581 square feet of deck area. Total building footprint area is 9,364 square feet. A modification is requested to provide 10 uncovered parking spaces rather than the 11 required commercial spaces and two required residential visitor spaces. Planning Commission approval of the project is requested.)

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 15 E PEDREGOSA STREET**

R-3 Zone

**(5:15)** Assessor's Parcel Number: 025-372-010  
Application Number: MST2006-00434  
Owner: Michael Szymanski

(Proposal for a 682 square foot addition to the second-floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

**(Second Concept Review.)**

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1300 BLK SYCAMORE CANYON RD**

**(5:30)** Assessor's Parcel Number: 019-340-0RW  
Application Number: MST2007-00067  
Owner: City of Santa Barbara  
Applicant: Omnipoint Communications  
Contractor: Karl Forrester

(Proposal for the installation of a T-Mobile wireless telecommunications facility on an existing utility pole located in the public right of way near 1254 Sycamore Canyon Road. The installation would consist of cross arms and 4 antennas attached to an existing utility pole, a meter pedestal on the ground, and an underground equipment vault.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND THE FINDINGS FOR NO ADVERSE VISUAL IMPACTS.)**

\*\*\*\*\* THE BOARD WILL RECESS FROM 5:50 P.M. UNTIL 6:10 P.M. \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1039 CIMA LINDA LN**

A-2 Zone

**(6:10)** Assessor's Parcel Number: 015-202-002  
Application Number: MST2007-00068  
Owner: Mark Palmer, Revocable Trust  
Applicant: Ray Ketzal

(Proposal to construct a new one-story 620 square foot accessory structure. There is an existing 4,541 square foot single-family residence and attached 697 square foot three-car garage on the 2.5 acre lot in the Hillside Design District. A modification is requested for the accessory structure to exceed the maximum of 500 square feet.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

**CONCEPT REVIEW - CONTINUED ITEM****6. 2028 CASTILLO ST** R-4 Zone

**(6:30)** Assessor's Parcel Number: 025-292-028  
Application Number: MST2004-00790  
Owner: John Thomas Chamberlain  
Architect: Mark Wienke

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

**(Third 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****7. 1512 PORTESUELLO AVE** E-1 Zone

**(6:50)** Assessor's Parcel Number: 049-262-005  
Application Number: MST2007-00051  
Owner: Mehran and Nahid Mobrem  
Architect: Dawn Sherry

(Proposal for remodeling and additions to an existing 1,993 square foot two-story single-family residence with attached 353 square foot two-car garage on a 23,780 square foot lot in the Hillside Design District. The proposal includes first-floor additions of 311 square feet and a second-floor addition of 855 square feet. Modifications are requested for second-story remodeling in the front and interior setbacks.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**