



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW AGENDA

An organized site visit will take place at 561 W. Mountain Drive. Board members will depart from 630 Garden Street at 2:00 p.m. The public may attend.

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, March 19, 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  
 TONY BOUGHMAN, Planning Technician I  
 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><u>Master Application &amp; Submittal Fee</u> - (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 plans</u> 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 Tony Boughman, 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 15, 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 Monday, March 12, 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.

**CONCEPT REVIEW - CONTINUED ITEM****1. 322 E MICHELTORENA ST**

R-3 Zone

**(3:20)** Assessor's Parcel Number: 029-021-023  
Application Number: MST2006-00697  
Owner: Santa Barbara Properties Ltd.  
Applicant: Michael Porter  
Agent: Don Royale

(This is on the City's List of Potential Historic Resources: "Holman Court & Winegar Boarding House." Proposal to legalize the as-built replacement of three wooden windows (one large eight-light window with wood muntions flanked by two, four-light windows with wood muntions) with a smaller, horizontal aluminum window. Also requested is to permit the removal of one exit door and two windows and filling in the openings with plaster. These changes were made to an existing ground-floor unit of a fourplex facing E. Micheltorena Street.)

**(Second Concept Review)**

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

**CONCEPT REVIEW - CONTINUED ITEM****2. 3880 STATE ST**

C-2/SD-2 Zone

**(3:40)**

Assessor's Parcel Number: 057-240-046  
Application Number: MST2006-00185  
Owner: Sumida Family Ltd. Partnership  
Architect: Edwards Pitman Architects  
Business Name: La Sumida Nursery

(Proposal to construct a two-story, 12,349 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,060 square feet of residential and 4,289 square feet of commercial square footage. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. Three existing non-residential buildings totaling 2,556 square feet would be demolished. A modification is requested for encroachment into the front-yard setback on Via Lucero and Development Plan Approval findings are required at ABR for the new commercial square footage.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1533 SAN MIGUEL AVE**

E-3/SD-3 Zone

**(4:10)**

Assessor's Parcel Number: 045-131-002  
Application Number: MST2007-00020  
Owner: Wesley E. Sizer Family Trust 2/27/9  
Architect: Paul Robert

(Proposal for a new two-story 4,200 square foot single-family residence and 800 square foot basement and 400 square foot attached two-car garage. The existing 1600 square foot residence and garage will be demolished. The proposal includes a new swimming pool and driveway, and 400 cubic yards total of cut and fill grading under the building footprint. Planning Commission approval of a Coastal Development Permit is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 515 N QUARANTINA ST**

C-M Zone

**(4:50)** Assessor's Parcel Number: 031-222-022  
Application Number: MST2007-00087  
Owner: Toscan Family Trust  
Architect: Lenvik and Minor  
Applicant: Lenvik and Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**\*\*\*\*\* SCHEDULED BREAK FROM 5:20 P.M. UNTIL 5:40 P.M. \*\*\*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****5. 3002 PASEO DEL REFUGIO**

E-3 Zone

**(5:40)** Assessor's Parcel Number: 053-201-008  
Application Number: MST2005-00696  
Owner: Raul Gutierrez  
Architect: Joaquin Ornelas, Jr.

(Revised plan for a new two-story residence previously approved by ABR on March 13, 2006. Proposal to construct a new two-story 2,546 square foot single-family residence, including 440 square foot attached two-car garage on a 7,500 square foot lot. A modification is requested to allow alterations to nonconforming portions of the building being reconstructed to encroach into the required front-yard.)

**(Third Concept Review)**

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

**PRELIMINARY REVIEW****6. 318 W FIGUEROA ST**

R-4 Zone

**(6:10)** Assessor's Parcel Number: 039-212-025  
Application Number: MST2006-00150  
Owner: John H. Kingsbury  
Architect: Rex Ruskauff

(Proposal to add two, two-story units to an existing 1,168 square foot, one-story single-family residence resulting in a residential triplex. The new units will be approximately 927 square feet each and the proposal includes three garage parking spaces and three uncovered parking spaces on the 7,521 square foot lot.)

**CONCEPT REVIEW - CONTINUED ITEM****7. 1218 E HALEY ST**

R-2 Zone

**(6:40)**

Assessor's Parcel Number: 031-322-005

Application Number: MST2006-00655

Owner: Ana Flores Zelaya

Designer(s): Pedro Garcia and Joe Yniguez

(Proposal for a 1,268 square foot two-story addition to an existing 824 square foot one-story single-family residence on a 5,175 square foot lot. The proposal includes a 501 square foot first-floor addition, a 767 square foot second-story addition, an attached 520 square foot two-car garage, two balconies, a second-story deck, and demolition of the existing one-car garage.)

**(Second Concept Review)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)****CONSENT CALENDAR – SEE SEPARATE AGENDA**