



# 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, April 2, 2007**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

MARK WIENKE, Chair  
CHRISTOPHER MANSON-HING, Vice-Chair  
CLAY AURELL  
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  
GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

| ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST<br>(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 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 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 March 29, 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 March 26, 2007.

## C. Consent Calendar.

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

## E. Subcommittee Reports.

*Report from Joint Architectural Board of Review/Historic Landmarks Commission Design Award Subcommittee on award nominations.*

## F. Possible Ordinance Violations.

**CONCEPT REVIEW - NEW ITEM****1. 1122 N MILPAS ST**

A-1 Zone

**(3:20)**

Assessor's Parcel Number: 029-110-023  
Application Number: MST2007-00134  
Contractor: Adolfo Cabello  
Applicant: Sunukjian and Associates  
Owner: County of Santa Barbara  
Business Name: Verizon Wireless

(Courtesy review of wireless communication facility for Verizon Wireless, 6 pole mounted panel antennas and new equipment shelter enclosure 25 feet by 40 feet, minor grading, underground conduits for utilities)

**(Courtesy review of County Bowl Wireless Facility.)**

**(PROJECT REQUIRES FINDINGS OF NO ADVERSE VISUAL IMPACTS.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 521 SANTA BARBARA ST**

C-M Zone

**(3:40)** Assessor's Parcel Number: 031-201-009  
Application Number: MST2007-00008  
Owner: David Willows  
Architect: Ron Sorgman

(Proposal to demolish and re-build an existing 1,411 square foot two-story single-family residence on a 2,408 square foot lot. The building is proposed to be centered on the site, which results in modification requests for encroachments into the interior yard setbacks. The existing residence was legal non-conforming with no on-site parking and one garage parking space is proposed.)

**(Second Concept Review.)**

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

**CONCEPT REVIEW - NEW ITEM****3. 40 PINE DR**

E-3/PUD Zone

**(4:00)** Assessor's Parcel Number: 049-100-019  
Application Number: MST2004-00676  
Owner: Justin and Michelle Pawl  
Agent: L and P Consultants  
Applicant: Michael Stroh

(Proposal to construct a 412 square foot detached two-car garage for an existing 1,686 square foot single-family residence on a 11,216 square foot parcel. This proposal was part of an earlier project approved at Planning Commission on July 20, 2006: Proposal to merge and resubdivide two existing parcels. One parcel is presently 15' wide & 129.7' long (1,942 SF) and provides access to the second parcel (20,839 SF). Resubdivision would result in 2 parcels, one 11,216 SF and the other 11,565 SF.)

**(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 032-06.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 1335 MISSION RIDGE RD**

E-1 Zone

**(4:30)** Assessor's Parcel Number: 019-210-005  
Application Number: MST2006-00285  
Owner: Dario L. Pini  
Architect: Bryan Murphy

(Proposal to reinstate approvals and legalize "as-built" additions and sitework for an existing three-story residence. Additions previously approved under expired building permits include 171 square feet on the first floor and 517 square feet on the second floor. Proposed as abatement of other building and zoning violations for "as-built" additions are 94 square feet on the first-floor and 314 square feet of basement additions. The proposed project would result in a 5,490 square foot residence. The existing house is situated almost entirely within the required front yard and a modification is required for the improvements to the structure. Two additions to the front of the house encroach into the public right-of-way, requiring an encroachment permit. The project is located on a 17,043 net square foot lot in the Hillside Design District.)

**(Second Concept Review.)**

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 133 W MOUNTAIN DR**

A-1 Zone

**(4:50)** Assessor's Parcel Number: 021-061-024  
Application Number: MST2007-00070  
Owner: James E. Moore  
Architect: Jim Armstrong

(Proposal to construct a two-level 4,004 square foot single family residence with a detached 499 square foot accessory art studio building, 440 square foot attached carport, two swimming pools, 170 cubic yards of grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)**

**\*\*\*\* THE BOARD WILL RECESS FROM 5:10 P.M. UNTIL 5:30 P.M. \*\*\*\***

**6. DISCUSSION ITEM****(5:30) UPPER STATE STREET STUDY**

Staff: Beatriz Ramirez

(Planning Staff will present the Upper State Street Study and request comments from the ABR on the recommendations of the study.)

**CONSENT CALENDAR – SEE SEPARATE AGENDA**