



# 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 16, 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  
 PAUL ZINK

**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)*

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (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 <u>folded plans</u> 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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/abr](http://www.SantaBarbaraCa.gov/abr). 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, April 12, 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/abr](http://www.SantaBarbaraCa.gov/abr).
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 April 9, 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 Awards Subcommittee on award nominations.*

G. Miscellaneous Action Item:

*Recommendation to City Council on selection of final award recipients.*

## F. Possible Ordinance Violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. CITYWIDE**

**(3:20)** Assessor's Parcel Number: 099-MSC-0RW  
 Application Number: MST2007-00075  
 Owner: City of Santa Barbara  
 Applicant: Lisa Arroyo, Public Works Staff

(Proposal for the installation of a public sidewalk, parkway, access ramps, curb & gutter, bus pockets, retaining walls, and grading on Carrillo Street and Meigs Road between Miramonte and Island View Drives.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1328 DE LA VINA ST**

C-2 Zone

**(3:40)** Assessor's Parcel Number: 039-122-016  
 Application Number: MST2007-00105  
 Owner: Aiken Living Trust 1/11/02  
 Architect: Tai Yeh

(Proposal for a new 1,662 square foot, second floor residential unit above an existing 1,980 square foot commercial office building with an attached 570 square foot garage on a 4,530 square foot parcel.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1341 SKYLINE WAY**

E-1 Zone

**(4:10)** Assessor's Parcel Number: 041-155-019  
Application Number: MST2007-00061  
Owner: Alan P. and Tommye R. Fryer Trustees  
Architect: Tony Xiques

(Proposed 1,280 square foot first and second-story additions to an existing 1,101 square foot two-story single-family residence in the Hillside Design District. The project includes demolition of the detached 392 square foot garage and construction of an attached 465 square foot garage.)

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

**CONCEPT REVIEW - CONTINUED ITEM****4. 1022 CARPINTERIA ST**

R-2 Zone

**(4:40)** Assessor's Parcel Number: 017-213-005  
Application Number: MST2006-00216  
Owner: Joseph G. and Mary F. Chumbrek Trustees  
Applicant: Thomas Beaudette

(Proposal to convert an existing 477 square foot detached accessory structure to a second residential unit on a 11,250 square foot lot with an existing 1,409 square foot single-family residence. The proposal also includes a new detached 1,196 square foot two-story structure which consists of a two-car garage with a workshop on the first floor and a storage loft above and a new one-car carport. Also proposed is one uncovered parking space and 115 cubic yards of grading outside the main building footprint.)

**(Second Concept Review.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**DISCUSSION ITEM****5. SINGLE FAMILY DESIGN GUIDELINES REVIEW**

**(5:00)** Staff: Heather Baker, Project Planner

(ABR originally heard a presentation of the Single Family Design Guidelines (SFDG) in April, 2006 at an "Open House" joint meeting along with the City Council, Planning Commission, and Historic Landmarks Commission. ABR last commented on the SFDG/NPO Update package at its June 19, 2006 ABR hearing, recommending the package for adoption with ABR's comments. Per City Council's direction, Staff seeks the ABR's review of the updated Draft SFDG, republished April 2007. Staff has worked with a subcommittee of the ABR to incorporate a number of changes to the guidelines with the goal of providing useful new "tools" for single-family residential project review including: a new "Site Planning and Structure Placement" chapter, major revisions to the "Compatibility" chapter, a new "Two-Story Design Concepts" chapter and new illustrations and photographs.)

**(COMMENTS ONLY, NO ACTION REQUIRED.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1600 SHORELINE DR**

E-3/SD-3 Zone

**(5:50)** Assessor's Parcel Number: 045-172-013  
Application Number: MST2007-00123  
Owner: Jack Benadon and Kathleen Meehan  
Architect: James Zimmerman

(Proposal to add 1,018 square feet of one and two-story additions to an existing 1,528 square foot one-story single-family residence and to replace the existing attached 424 square foot two-car garage with a new 469 square foot two-car garage. Also proposed is a 281 square foot roof deck partially covered with a veranda. The project is located on a 7,866 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. Coastal review is required and Staff Hearing officer approval of a modification is requested to provide less than the required open-yard area.)

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

**FINAL REVIEW****7. 3815 STATE G-131**

C-2/SD-2 Zone

**(6:10)** Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00064  
Owner: Patricia S. 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. This proposal includes associated rooftop equipment.)

**PRELIMINARY REVIEW****8. 602 ANACAPA ST**

C-M Zone

**(6:40)** Assessor's Parcel Number: 031-151-017  
Application Number: MST2006-00740  
Owner: Anacota Plaza  
Applicant: Suzanne Elledge Planning and Permitting  
Architect: Christian Robert  
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.)

**(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL AT ABR.)**

**CONCEPT REVIEW - CONTINUED ITEM****9. 119 SKYLINE CIR**

E-1 Zone

**(7:10)** Assessor's Parcel Number: 041-171-008  
Application Number: MST2006-00522  
Owner: Marc Tappeiner  
Architect: Shubin and Donaldson

(Proposal to demolish an existing 2,356 square foot two-story single-family residence and construct an 1,800 square foot two-story single-family residence with an 846 square foot basement and attached 499 square foot two-car garage. The proposed grading includes 420 cubic yards inside the building footprint, and 120 cubic yards elsewhere on the 5,104 square foot lot in the Hillside Design District. Modifications are requested to provide less than the required open-yard area and for encroachment of the garage into the front-yard setback.)

**(Third Concept Review.)**

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**