



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, May 7, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & 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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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/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, May 3, 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 of the Architectural Board of Review meeting of April 30, 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.

DISCUSSION ITEM**1. LA CUMBRE PLAZA**

- (3:20)** New tenant design criteria for La Cumbre Plaza.
The Macerich Company

CONCEPT REVIEW - NEW ITEM**2. 3815 STATE ST #G-37**

C-2/SD-2 Zone

- (3:50)** Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00198
Owner: Patricia S. Nettleship Trustee
Agent: Macerich Company
Business Name: Tiffany & Company
Architect: Cortland Morgan Architects
Applicant: Conceptual Motion

(Proposal for a facade change for Tiffany & Company in La Cumbre Plaza.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 623 E ORTEGA ST**

R-3 Zone

(4:20)

Assessor's Parcel Number: 031-103-014
Application Number: MST2007-00125
Owner: Aaron Goldschmidt
Agent: Jessica Grant
Architect: Brian Nelson

(Proposal to convert an existing three-unit apartment building into three condominium units on a 7,000 square foot lot. The proposal includes construction of a 586 square foot three-car carport with a roof deck, storage areas and a trash enclosure. A modification is requested to provide less than the required 10% open space area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF A CONDOMINIUM CONVERSION PERMIT, A TENTATIVE SUBDIVISION MAP, AND A MODIFICATION.)

CONCEPT REVIEW - CONTINUED ITEM**4. 495 S FAIRVIEW AVE**

A-F/SD-3 Zone

(4:50)

Assessor's Parcel Number: 073-450-003
Application Number: MST2006-00131
Owner: City of Santa Barbara
Applicant: John Peterson, Federal Express Corporation
Architect: Jeff Spears

(Proposal to convert an existing 39,970 square foot aircraft hangar to a FedEx sorting facility containing 47 vans and a two bay vehicle maintenance shop. The project includes remodeling the existing office space and minor alterations to landscaping and parking lot. The project requires a Coastal Development Permit.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

******* SCHEDULED BREAK FROM 5:20 TO 5:40 *******

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 627 W ORTEGA ST**

R-3 Zone

(5:40) Assessor's Parcel Number: 037-101-003
Application Number: MST2007-00179
Architect: Jose Esparza
Owner: Sergio Verduzco

(Proposal to construct 417 square feet of one and two-story additions with an 87 square foot porch and a 96 square foot balcony to an existing 736 square foot residence and to construct a 1,119 square foot two-story unit with a 14 square foot porch and an 84 square foot deck with two attached two-car garages totaling 888 square feet to create a duplex on a 5,572 square foot lot. The proposal includes demolition of an existing 188 square foot one-car garage and detached 146 square foot accessory structure. A modification is requested to allow a portion of the building to encroach into the required interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

PRELIMINARY REVIEW**6. 3002 PASEO DEL REFUGIO**

E-3 Zone

(6:00) 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. The proposal has a floor-to-lot-area ratio of 0.34.)

(Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1233 MISSION RIDGE RD**

E-1 Zone

(6:20)

Assessor's Parcel Number: 019-231-007
Application Number: MST2007-00168
Owner: Peter Licata
Applicant: Peter Becker
Contractor: Stewart Construction

(Proposal to construct a 4,650 square foot two-story single family residence with an attached 788 square foot three-car garage on a 28,965 square foot lot in the Hillside Design District. The proposal includes the demolition of an existing 1,484 square foot single family residence and 377 square foot detached two-car garage, the removal of the existing driveway and installation of a new driveway with a motor court, and 462 cubic yards of grading outside of the main building footprint. An existing 702 square foot detached guest house is to remain on the property. The proposal has a floor-to-lot-area ratio of 0.16.)

(COMMENTS ONLY; PROJECT SUBJECT TO SINGLE FAMILY DESIGN BOARD APPROVAL AND REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2016 & 2020 STATE ST**

R-2/R-O Zone

(6:50)

Assessor's Parcel Number: 025-312-043
Application Number: MST2006-00730
Owner: Brian Hanly
Architect: Keith Rivera
Applicant: Aaron Amuchastegui

(Proposal to construct a 1,607 square foot two-story, two-bedroom unit and an attached 806 square foot two-car garage to an existing 1,478 square foot two-bedroom unit to create a two-unit duplex condominium. The proposal includes demolition of an existing 522 square foot one-bedroom unit and 366 square foot carport. A modification is requested to allow less than the required building separation.)

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

CONCEPT REVIEW - CONTINUED ITEM**9. 308 & 310 W MICHELTORENA ST.**

R-4 Zone

(7:20)

Assessor's Parcel Number: 027-212-013
Application Number: MST2007-00084
Owner: Ruben Montes
Architect: Victor Schumacher

(Proposal for a 1,005 square foot two-story addition and remodeling for an existing 2,060 square foot two-story duplex residence. The proposal also includes demolition of the existing 262 square foot detached garage, addition of a 485 square foot two-car attached garage, and a 125 square foot second-story front porch.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 853 CALLE CORTITA**

E-1 Zone

(7:40)

Assessor's Parcel Number: 041-176-020
Application Number: MST2007-00178
Owner: John C. Lawrence
Architect: Chris Manson-Hing

(Proposal for additions to an existing 1,382 square foot single-family residence. The proposal includes conversion of 339 square feet of under-story to habitable space, a 46 square foot front entry addition, and rebuilding an existing 378 square foot two-car carport. The project is located on a 6,507 square foot lot in the Hillside Design District. Approval of a modification for improvements to the reconstructed carport in the front yard setback is requested. The proposal has a floor-to-lot-area ratio of .33.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA