



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 14, 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	<u>Master Application & 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 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 10, 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 May 7, 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 - NEW ITEM: PUBLIC HEARING**1. 601 E MICHELTORENA ST**

C-O Zone

(3:20)

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Landscape Architect: Katie O'Reilly

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Brian Cearnal

Architect: Peikert Group

Architect: Thompson Naylor Architects

Architect: Mark Wienke

(The proposed St. Francis Residential Project would remove the existing St. Francis Hospital buildings and construct 115 residential condominiums totaling 121,310 square feet that would be occupied by Cottage Hospital employees and garage and storage buildings totaling 64,496 square feet. The project is located on a 5.94-acre site. Planning Commission approvals required to carry out this project are expected to be a Tentative Subdivision Map, Lot Merger, Rezone to adjust the C-O/R-2 zone line to follow the proposed property lines, and Lot Area Modification. Under discussion will be the possible formation of an ad-hoc subcommittee to review the project.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS.)

PRELIMINARY REVIEW**2. HALEY - DE LA VINA ST BRIDGE**

C-2 Zone

(4:20) Assessor's Parcel Number: 037-203-001
Application Number: MST2003-00651
Owner: City of Santa Barbara
Agent: Bruce Burnsworth
Architect: Edwards - Pitman Architects
Landscape Architect: Bob Cunningham

(Proposal for the demolition and reconstruction of the bridge spanning Mission Creek at the intersection of Haley and De La Vina Streets. The proposed bridge will be widened to accommodate the 20-year storm-water flow in the creek. The project also includes the demolition of the house located at 434 De La Vina Street.)

CONCEPT REVIEW - CONTINUED ITEM**3. CITYWIDE**

(4:50) Assessor's Parcel Number: 099-MS-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.)

(Second Concept Review.)

***** THE BOARD WILL RECESS FROM 5:20 P.M. UNTIL 5:40 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**4. 1030 CACIQUE ST**

R-3 Zone

(5:40) Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez
Agent: Kenneth Kruger

(Proposal to convert an existing one-story 521 square foot single-family residence with an attached 521 square foot two-car garage to a two-story 3,102 square foot two-story duplex with a 416 square foot two-car garage. The proposal includes converting the existing garage to habitable space and providing two uncovered parking spaces on the 5,000 square foot lot.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - CONTINUED ITEM**5. 803 N MILPAS ST**

C-2 Zone

(6:00) 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.)

(Second Concept Review.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1596 ORAMAS RD**

E-1 Zone

(6:30) Assessor's Parcel Number: 029-060-022
Application Number: MST2007-00109
Owner: Sanford Combs
Agent: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and porch roof. Also proposed are 676 square feet of additions consisting of an entry, master bath, laundry, and second-floor deck. Modifications are requested for the carport to encroach into the front-yard setback and for the carport and side entrance porch to encroach into the interior-yard setback. The proposal has a floor-to-lot-area ratio of 0.20.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

CONCEPT REVIEW - CONTINUED ITEM**7. 520 W FIGUEROA ST**

R-3 Zone

(7:00) Assessor's Parcel Number: 039-202-011
Application Number: MST2006-00394
Owner: Baltadano Family Trust
Designer: Thomas Morrison
Applicant: Pedro Baltadano

(Proposal to construct a two-story, three-unit residential condominium project. Each new unit would be approximately 1,400 square feet with three bedrooms and have an attached 420 square foot two-car garage. The existing 1,473 square foot single-family residence on the 7,550 square foot parcel would be demolished.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

CONCEPT REVIEW - CONTINUED ITEM**8. 516 & 518 W LOS OLIVOS ST**

R-3 Zone

(7:20) Assessor's Parcel Number: 025-160-015
Application Number: MST2007-00118
Owner: Bruce Burke
Architect: Dawn Sherry

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior-yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(Second Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF CONDOMINIUM CONVERSION AND MODIFICATIONS.)

CONCEPT REVIEW - NEW ITEM**9. 318 PALISADES DR**

E-3/SD-3 Zone

(7:50)

Assessor's Parcel Number: 041-328-015

Application Number: MST2007-00153

Owner: McCollister and Frutchey Revocable Trust

Architect: Dawn Sherry

(Proposal to construct 1,709 square feet of one and two-story additions with a 187 square foot second-story balcony to an existing 1,033 square foot one-story single-family residence with a detached 371 square foot accessory structure located in the non-appealable jurisdiction of the Local Coastal Zone. The proposal also includes the conversion of 457 square feet of habitable space to a two-car garage. Modifications are requested to allow the conversion of habitable space to a garage in the required front and interior-yard setbacks. The proposal has a floor-to-lot-area ratio of 0.44.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA