



# 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 21, 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)*

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/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, May 17, 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 May 14, 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. 25 E MASON ST**

**(3:20)** Assessor's Parcel Number: 033-082-012  
 Application Number: MST2007-00197  
 Owner: Santa Barbara Beach Properties, LP  
 Applicant: Robert McCormick

(Proposal to install a broadband wireless telecommunications facility consisting of five antennas installed on the roof of the building inside an existing screen with auxiliary equipment installed inside an existing utility room.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 740 DOLORES DR**

E-1 Zone

**(3:40)** Assessor's Parcel Number: 035-033-013  
 Application Number: MST2007-00224  
 Owner: City of Santa Barbara  
 Agent: Clearwire Wireless  
 Agent: PB Telecom

(Proposal to install a broadband wireless telecommunications facility consisting of six antennas installed at heights of 22 and 26 feet on an existing 45 foot tall lattice tower. Auxillary equipment would be housed in a 4 square foot, 52 inch high ground-mounted cabinet. The site has an existing array of antennas inside a fenced enclosure near the Vic Trace Reservoir.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1727 SANTA BARBARA ST**

E-1 Zone

**(4:10)** Assessor's Parcel Number: 027-111-017  
Application Number: MST2006-00529  
Owner: Richard A. Suding and Mary Gougeon Trust  
Architect: John Gougeon

(Proposal to construct a new single-family residence on a vacant lot. Proposed is a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has a floor-to-lot-area ratio of 0.32.)

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

**REVIEW AFTER FINAL****4. 308 PALM AVE**

M-1 Zone

**(4:40)** Assessor's Parcel Number: 031-342-009  
Application Number: MST2004-00862  
Owner: Jaya and Erin Lozano  
Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. The proposal includes minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. Development Plan Approval is requested.)

**(Review After Final for window changes.)**

\*\*\*\*\* THE BOARD WILL RECESS FROM 5:00 P.M. UNTIL 5:20 P.M. \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****5. 434 W GUTIERREZ ST**

R-4 Zone

**(5:20)** Assessor's Parcel Number: 037-191-002  
Application Number: MST2006-00541  
Owner: Lorenz F. Weidl  
Architect: Bildsten and Sherwin Design Studio

(Proposal for a three-unit, three-story apartment building to be attached to an existing 1,707 square foot single-family dwelling. The three units total 5,334 square feet and there would be four two-car garages totaling 1,750 square feet on the lower level. The project includes converting three existing 281 square foot garages to storage space, and a total of 50 cubic yards of grading. Modifications are requested to allow encroachments into the front yard setbacks along West Gutierrez Street and Rancheria Street and to provide less than the required amount of open space.)

**(Fourth Concept Review.)**

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

**CONCEPT REVIEW - CONTINUED ITEM****6. 1837 1/2 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

**(5:40)** Assessor's Parcel Number: 045-100-065  
 Application Number: MST2002-00214  
 Owner: Herbert Barthels Trustee  
 Agent: Brent Daniels  
 Architect: Peikert Group Architects

(Proposal to construct a 1,942 square foot two-story residence with an attached two-car garage on a vacant 23,885 square foot lot located in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. Planning Commission approval for a Coastal Development Permit is required. Building permit issuance is subject to the condition that legal lot access be acquired as outlined in the Certificate of Compliance on record.)

**(Fifth Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 3815 STATE ST #G-37** C-2/SD-2 Zone

**(6:10)** 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 Architecture  
 Applicant: Conceptual Motion

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

**(Second Concept Review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 122 LA PLATA** E-3/SD-3 Zone

**(6:40)** Assessor's Parcel Number: 045-211-016  
 Application Number: MST2004-00823  
 Owner: Barbara A.. Scharf  
 Agent: Alicia Harrison  
 Designer: Andrea Walhof  
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 490 square feet to the first floor and a new 827 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing new covered parking. The project would result in a 2,338 square foot residence and a detached 400 square foot two-car carport/garage on a 6,444 square foot lot. The proposal has a floor-to-lot-area ratio of 0.42.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**