



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.

Tuesday, May 29, 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 24, 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 21, 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 - CONTINUED ITEM**1. 528 ANACAPA ST**

C-M Zone

(3:20)

Assessor's Parcel Number: 031-201-029

Application Number: MST2006-00748

Owner: A Walk In the Park, LLC

Applicant: Jim Doub

Architect: Richard Redmond

(Proposal to demolish an existing 3,500 square foot retail/commercial building and construct a new approximately 20,000 square foot mixed-use building on a 65,065 square foot parcel. The proposed four-story building would consist of approximately 5,000 square feet of first-floor retail/commercial space and seven residential condominiums on the upper floors totaling approximately 15,000 square feet. The proposal includes rooftop decks for each residential unit.)

(Second Concept Review.)**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A TENTATIVE SUBDIVISION MAP AND A DEVELOPMENT PLAN.)**

PRELIMINARY REVIEW**2. 1936 EL CAMINO DE LA LUZ**

E-3/SD-3 Zone

(3:40) Assessor's Parcel Number: 045-100-010
Application Number: MST2004-00727
Owner: Bruce A. Taylor
Applicant: Louis Robinson
Architect: James LeCron

(Proposal for a 976 square foot, first-floor addition, a 667 square foot, second-floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, and the construction of an attached 474 square foot two-car garage. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot, two-story, single-family residence with a 474 square foot, two-car garage on a 14,503 square foot lot.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

PRELIMINARY REVIEW**3. 822 E CANON PERDIDO ST**

C-2 Zone

(4:10) Assessor's Parcel Number: 031-042-006
Application Number: MST2005-00506
Architect: Kirk Gradin
Owner: CCCP, LLC

(The project involves the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. Parking would be provided with four attached two-car garages.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1133 HARBOR HILLS LN**

E-1 Zone

(4:40) Assessor's Parcel Number: 035-314-013
Application Number: MST2006-00756
Owner: Afra Guity and Pira Shafe Guity
Designer: Jason McCann
Architect: Shubin and Donaldson

(Proposal for remodeling and a 1,200 square foot addition to an existing two-story 2,707 square foot residence on a 17,116 square foot lot in the Hillside Design District. Existing parking is provided in a 460 square foot two-car garage and an attached 189 square foot one-car carport at the lower level. These areas will be converted to habitable space as a part of the 1,200 square foot addition - After remodeling, there would be a new 432 square foot attached two-car garage at the upper level. A modification is requested for a 30 square foot encroachment of the proposed garage into the interior yard setback and for relocation of the front door which is currently located within the front yard setback.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONCEPT REVIEW - NEW ITEM**5. 3820 STATE ST**

R-O/SD-2 Zone

(5:00) Assessor's Parcel Number: 057-240-052
Application Number: MST2007-00259
Owner: Peaceful View Properties, LLC
Architect: Dave Jones
Business Name: Select Personnel

(Proposal to install carport structures over 40 existing parking spaces. The proposal includes a photovoltaic system on the structures and the possible removal of some trees.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 365 EL CIELITO RD**

A-1 Zone

(5:40) Assessor's Parcel Number: 021-082-005
Application Number: MST2007-00216
Owner: Michael G. and Helen M. Chadwick
Architect: Vadim Hsu

(Proposal for remodeling and a 1,369 square foot two-story addition to an existing 4,370 square foot one-story single-family residence. The addition would attach the existing detached two-story 1,722 square foot three-car garage/accessory space to the residence. The project is located on a 2.26 acre lot in the Hillside Design District. The proposal has a floor-to-lot-area ratio of 0.08.)

(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 3455 MARINA DR**

A-1/SD-3 Zone

(6:00) Assessor's Parcel Number: 047-022-004
Application Number: MST2007-00221
Owner: Silva Family Trust

(Proposal for a new one-story 6,443 square foot single-family residence including two attached garages on a 58,370 square foot vacant lot. The project includes a swimming pool, patio, walls, and landscaping. The proposal has a floor-to-lot-area ratio of 0.11. Planning Commission approval of a Coastal Development Permit is requested.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, ENVIRONMENTAL ASSESSMENT, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

CONCEPT REVIEW - NEW ITEM**8. 3890 LA CUMBRE PLAZA LN**

C-2/SD-2 Zone

(6:30) Assessor's Parcel Number: 051-010-016
Application Number: MST2007-00228
Owner: Kayser Edwin E. Trustee
Applicant: Michael Holliday
Architect: Michael Holliday

(Proposal for complete exterior renovation of an existing 11,950 square foot commercial building on a 13,320 square foot site. The parking will be slightly reconfigured to accommodate a new more functional layout but parking count will remain the same. A new front and rear entry are proposed as well as a renovated exterior patio areas and a new trash dumpster enclosure.)

(Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA