



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, June 04, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

BRUCE BARTLETT, Chair
JAMES LECRON, Vice-Chair
CHRISTOPHER MANSON-HING
GARY MOSEL
RANDY MUDGE
LAURIE ROMANO
DAWN SHERRY
MARK WIENKE
GRANT HOUSE

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
KELLY BRODISON, Planning Technician
KATHY GOO, 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 folded plans 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 If you have any questions or wish to review the plans, please contact Kelly Brodison, 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 May 31, 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 9:00 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 Tuesday, May 29, 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.

FINAL REVIEW**1. 1568 LA VISTA DEL OCEANO DR**

E-1 Zone

(3:20)

Assessor's Parcel Number: 035-180-085

Application Number: MST99-00513

Agent: Bob Goda

Contractor: Russell Banko Design and Construction

Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence with an attached 472 square foot garage on a vacant 14,400 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

CONCEPT REVIEW - CONTINUED ITEM**2. 1466 LA CIMA RD**

R-1 Zone

(3:40)

Assessor's Parcel Number: 041-022-031

Application Number: MST2006-00145

Owner: John H. and Kathy S. Cook

Architect: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Revised proposal to demolish existing "as-built" wood deck and construct a new detached 496 square foot accessory building below a 649 square foot deck. The proposal includes 165 cubic yards of as-built grading.)

(Fourth Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REVIEW AFTER FINAL**3. 822 N VOLUNTARIO ST**

(4:10) Assessor's Parcel Number: 031-060-042
 Application Number: MST2005-00140
 Engineer: Penfield and Smith
 Owner: Gregory R. and Deborah J. Tice, Trust
 Agent: Jessica Grant
 Architect: Thomas Hashbarger

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

(Review After Final for change to planter boxes and windows. Final Review of landscaping.)

PRELIMINARY REVIEW**4. 1443 SAN MIGUEL AVE**

E-3/SD-3 Zone

(4:30) Assessor's Parcel Number: 045-132-003
 Application Number: MST2005-00498
 Owner: Jill and Kevin Dumain

(Proposal to demolish an existing 400 square foot residence and 84 square foot storage shed and construct a new 2,368 square foot three-story residence with an attached 452 square foot two-car garage on a 6,767 square foot lot. The project will require a Coastal Development Permit.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053-06.)

CONCEPT REVIEW - CONTINUED ITEM**5. 565 YANKEE FARM RD**

A-1/SD-3 Zone

(4:50) Assessor's Parcel Number: 047-030-005
 Application Number: MST2005-00759
 Owner: Honuakai, LLC
 Designer: Nils Hammerbeck
 Agent: Jessica Grant

(Proposal to demolish the existing 2,773 square foot single-family residence and attached carport and construct a new 7,190 square feet two-story single-family residence and attached 750 square foot three-car garage and 500 square foot pool cabana and new swimming pool. Project requires Neighborhood Preservation Ordinance findings for grading over 500 cubic yards and for all structures on site to exceed 6,500 square feet in the Hillside Design District and a Coastal Development Permit.)

(Third Concept Review.)

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

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 814 ORANGE AVE R-3 Zone

(5:40) Assessor's Parcel Number: 037-024-007
Application Number: MST2006-00437
Owner: Maria De Jesus Rodriguez
Designer: AM Design

(Proposal for a new two story 3,766 square foot duplex including two single car garages and two uncovered parking spaces. The proposal includes demolition of the existing 1,190 square foot single-family residence and 482 square foot detached garage on the 5,625 square foot lot. Modifications are requested for the uncovered parking spaces to be located in the interior yard setbacks.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 7 S MILPAS ST C-P Zone

(6:10) Assessor's Parcel Number: 017-171-024
Application Number: MST2007-00244
Owner: S & P Investments
Agent: Suresite Consulting Group, LLC

(Proposal for a T Mobile wireless telecommunications facility consisting of 6 antennas to be installed inside a new rooftop tower on the existing commercial building.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 218 SANTA BARBARA ST B OC/SD-3 Zone

(6:40) Assessor's Parcel Number: 017-710-010
Application Number: MST2007-00234
Owner: Walstad Orlow Medwin III
Architect: Paul Zink

(Proposal to convert an existing 231 square foot third-story deck to habitable space and to remodel the interior of an existing two-bedroom residential condominium unit, resulting in a three-bedroom unit. The project in the 40-unit Villa del Mar condominium complex is located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals of a coastal development permit and a modification for alterations in the rear setback are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 3834 LA CUMBRE HILLS LN**

E-3/SD-2 Zone

(7:10) Assessor's Parcel Number: 057-170-009
Application Number: MST2007-00226
Owner: Deborah D. Hart
Owner: Matt Benwitt
Architect: Peter Ehlen

(Proposal for a new two-story 2,485 square foot single-family residence and an attached 642 square foot three-car garage on a 12,454 square foot vacant lot in the Hillside Design District. Staff Hearing officer approval of a modification to allow a garage in excess of 500 square feet is requested. The proposal has a floor-to-lot-area ratio of 0.25.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, CONFORMANCE WITH PLANNING COMMISSION RESOLUTION 060-03, STAFF HEARING OFFICER APPROVAL OF A MODIFICATION, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

CONSENT CALENDAR – SEE SEPARATE AGENDA