



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 25, 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</u> plans 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 June 21, 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 June 18, 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. 1236 SAN ANDRES ST**

R-3 Zone

(3:20)

Assessor's Parcel Number: 039-151-001

Application Number: MST2006-00364

Owner: Ruth E. Mudry, Trust 11/17/94

Architect: Kirk Gradin

Owner: Casas Del Parque, LLC

Applicant: Blakenship Construction

(Proposal to construct four two-story residential condominium units. Three of these would be approximately 1,000 square feet and one would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and there would be 140 yards of cut and fill grading outside the building footprints. The project will require Staff Hearing officer approval for a Tentative Subdivision Map.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP.)

CONCEPT REVIEW - CONTINUED ITEM**2. 3834 LA CUMBRE HILLS LN**

E-3/SD-2 Zone

(3:50) 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.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 060-03, STAFF HEARING OFFICER APPROVAL OF A MODIFICATION, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

CONCEPT REVIEW - CONTINUED ITEM**3. 601 E MICHELTORENA ST**

C-O Zone

(4:20) Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Peikert Group
Architect: Thompson Naylor Architects
Architect: Mark Wienke
Architect: Brian Cearnal
Landscape Architect: Katie O'Reilly

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Third Concept Review.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006. THE PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

******* THE BOARD WILL RECESS FROM 5:40 P.M. UNTIL 6:00 P.M. *******

DISCUSSION ITEM

- 4.** Review and comment on the proposed updated Architectural Board of Review and Single Family
(6:00) Design Board Guidelines; Heather Baker, Project Planner.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 17 S MILPAS ST

C-P Zone

- (6:20)** Assessor's Parcel Number: 017-171-024
Application Number: MST2007-00258
Owner: S & P Investments
Agent: Clearwire Wireless
Applicant: Robert McCormick

(Proposal for the installation of broadband wireless telecommunications facility for Clearwire Wireless consisting of 6 antennas to be installed inside a new rooftop tower on an existing commercial building.)

(PROJECT REQUIRES FINDING OF NO ADVERSE VISUAL IMPACT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1224 COAST VILLAGE CIR

C-1/SD-3 Zone

- (6:40)** Assessor's Parcel Number: 009-291-013
Application Number: MST2007-00256
Owner: Frank and Katharine Miller Trust 5-90
Applicant: Robert McCormick
Agent: Clearwire Wireless

(Proposal for a broadband wireless telecommunications facility for Clearwire Wireless consisting of 6 antennas installed on the roof of an existing three-story building. The proposed installation would be concealed behind an existing screened wall. This building is a co-location site for antennas of multiple companies.)

(PROJECT REQUIRES FINDING OF NO ADVERSE VISUAL IMPACT.)

CONCEPT REVIEW - CONTINUED ITEM**7. 740 DOLORES DR**

E-1 Zone

(7:00) Assessor's Parcel Number: 035-033-013
Application Number: MST2007-00224
Owner: City of Santa Barbara
Agent: Clearwire Wireless
Applicant: Robert McCormick

(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. Auxiliary 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.)

(Second Concept Review.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA