



City of Santa Barbara

Planning Division

Revised
General Business: C.1.

ARCHITECTURAL BOARD OF REVIEW AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, August 27, 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
MICHELLE BEDARD, 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>Master Application & Submittal Fee - (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 Michelle Bedard, 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, August 23, 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.

1. Approval of the minutes of the Architectural Board of Review meeting of July 30, 2007.
2. Approval of the minutes of the Architectural Board of Review meeting of August 13, 2007.

C. Consent Calendar.

1. Ratify the Consent Calendar of August 20, 2007.
2. Ratify the Consent Calendar of August 27, 2007.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

F. Possible Ordinance Violations.

G. Information Item:

Brief review of the Light Blue Line Public Art Project.

City Staff: Browning Allen, Transportation, Streets and Parking Manager.

CONCEPT REVIEW - CONTINUED ITEM**1. 3230 STATE ST****C-2/SD-2 Zone****(3:30)**

Assessor's Parcel Number: 053-332-030
Application Number: MST2006-00574
Owner: Thomas W. and Susan K. Thompson
Applicant: Karl Forrester

(Proposal for a new unmanned wireless communications facility on an existing commercial property. The proposal consists of a T-Mobile panel antenna installation, increasing the height of the faux chimney for the antennae enclosure, demolition of the existing storage area, and construction of an uncovered 8 foot high block wall equipment enclosure. Modifications would be required for encroachments of the project into the 20 foot setbacks along State Street and Calle Alamo.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVALS FOR ENCROACHMENT INTO THE FRONT YARD SETBACKS; APPROVAL FROM PUBLIC WORKS FOR ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY; AND FINDINGS OF NO VISUAL IMPACT.)

CONCEPT REVIEW - NEW ITEM**2. 121 S HOPE AVE C-154****C-2/SD-2 Zone****(4:00)**

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00403
Owner: Patricia S. Nettleship Trustee
Owner: Macerich
Applicant: Conceptual Motion Company

(Proposal to update design guidelines for La Cumbre Plaza Shopping Center to provide enhanced architectural direction and criteria in compliance with City of Santa Barbara design standards.)

(Approval Requested for La Cumbre Plaza Tenant Design Criteria.)

FINAL REVIEW**3. 49 VIA ALICIA****E-1 Zone****(4:30)**

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Owner: Paul and Karen Kurth
Architect: Neumann, Mendro, and Andrulaitis
Agent: Isaac Romero

(Proposal to demolish a 3,410 square foot residential unit and construct a new 5,358 square foot one residential unit with an attached 934 square foot garage and laundry/storage room on a 1.1 acre lot located in the Hillside Design District. The proposal includes 570 cubic yards of grading under the main building, and 2,650 cubic yards elsewhere on site. Project received Staff Hearing officer approval on August 15, 2007 for a lot line adjustment. Access to this lot will be through 51 Via Alicia.)

(Project received Preliminary Approval on March 28, 2005. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04 AND STAFF HEARING OFFICER RESOLUTION NO. 068-07.)

******* SCHEDULED RECESS FROM 5:00 P.M. UNTIL 5:20 P.M. *******

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 825 W SOLA ST

R-2 Zone

(5:20) Assessor's Parcel Number: 039-091-003
Application Number: MST2007-00389
Owner: Joe A. Aldana
Applicant: Kenneth Kruger

(Proposal to construct a new two-story 1,206 square foot 3-bedroom residence attached to an existing 899 square foot one-story residence. The project is located on a 7,500 square foot lot in the R-2 Zone. The proposal will result in a two-story 3,004 net square foot duplex unit including two attached two-car garages. The existing garage is 391 square feet and a new 400 square foot garage is proposed to be attached to the new 1,206 square foot unit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 134 HARBOR WAY

HC/P-R/SD-3 Zone

(6:00) Assessor's Parcel Number: 033-120-018
Application Number: MST2007-00356
Owner: City of Santa Barbara
Applicant: Theresa Lawler

(Proposal to replace the docking system of Marina One fingers A through P in 10 phases over 10-15 years. As the majority of the project takes place over the water and is in the Coastal Commissions original permit jurisdiction a Coastal Development Permit is required. The project also includes shore side and dock side utility upgrades necessary to improve electrical and fire water service to meet current code requirements.)

(COMMENT ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

PRELIMINARY REVIEW**6. 601 E MICHELTORENA ST****C-O Zone****(6:50)**

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Joe Cearnal Andrulaitis, LLP

(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.)

(First review of the Architecture of Units H-1, H-2, H-3, and review of landscaping.)

CONSENT CALENDAR – SEE SEPARATE AGENDA