



# 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, September 10, 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)*

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.

**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 September 6, 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 August 27, 2007.
- C. Consent Calendar.
  - 1. Ratify the Consent Calendar of September 4, 2007.
  - 2. Ratify the Consent Calendar of September 10, 2007.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**PRELIMINARY REVIEW****1. 1642 SHORELINE DR****E-3/SD-3 Zone****(3:20)**

Assessor's Parcel Number: 045-172-020  
Application Number: MST2004-00713  
Owner: Robert Whitehead  
Applicant: Joaquin Ornelas  
Agent: Green and Associates

(Proposal to construct a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone.)

**(Fifth Review Hearing.)****(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 014-06.)**

**PRELIMINARY REVIEW****2. 601 E MICHELTORENA ST****C-O Zone****(4:05)**

Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foundation  
Agent: Ken Marshall  
Architect: 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 CITY COUNCIL ON DECEMBER 19, 2006.)

**(Review of landscaping.)**

**PRELIMINARY REVIEW****3. 929 E CANON PERDIDO ST****R-2 Zone****(4:40)**

Assessor's Parcel Number: 029-315-010  
Application Number: MST2007-00264  
Owner: John Rodriguez  
Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 287 square foot attached garage. There is an existing 1,193 square foot two-story single-family residence and attached 267 square foot one-car garage which will remain on the 5,000 square foot lot.)

**(Preliminary Approval is requested.)**

**CONCEPT REVIEW - NEW ITEM****4. 1960 CLIFF DR****C-P/R-2 Zone**

**(5:15)** Assessor's Parcel Number: 035-141-009  
Application Number: MST2007-00429  
Owner: Levon Investments LLC  
Applicant: Ken Sorgman

(Appeal of Denial at Sign Committee. Original proposal presented to the Sign Committee for a 33 square foot wall sign with 16 inch letters for the Santa Barbara Bank and Trust. Exceptions are being requested to allow the tenant to exceed the maximum letter height of 12 inches and to exceed the maximum allowable square footage for the sign. The proposal is subject to the Mesa Center sign program.)

**(Sign Appeal Hearing.)**

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 333 C W COTA ST****R-4 Zone**

**(5:45)** Assessor's Parcel Number: 037-152-001  
Application Number: MST2007-00132  
Owner: Margaret Mead  
Agent: Trish Allen

(Proposal to permit an "as-built" conversion of 365 square feet of attic space to habitable space in a previously approved studio unit located on the second-floor of a 3,037 square foot two-story triplex. Modifications are requested for an "as-built" uncovered parking space to be located in the front yard setback, to provide 5 rather than the required 6 parking spaces, and for a hedge to exceed 3.5 feet at the front property line to screen the uncovered parking space.)

**(COMMENTS ONLY. PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF MODIFICATION.)**

**\*\*\*\* THE BOARD WILL RECESS FROM 6:10 P.M. UNTIL 6:30 P.M. \*\*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1107 E COTA ST A****R-2 Zone**

**(6:30)** Assessor's Parcel Number: 031-190-032  
Application Number: MST2003-00236  
Owner: Jeffrey B. Lockwood  
Architect: Alex Pujo  
Applicant: Jane Gray

(Proposal for a one-lot subdivision to convert three existing detached single-family residential units to condominiums. The addresses are 1107 A and 1107 B E. Cota and 618 N. Voluntario. The units were built in 1999 and there are no alterations or improvements proposed. Each unit is a three-bedroom unit with an attached two-car garage. The net square footage for the three units is 3,970 square feet.)

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

**(PROJECT REQUIRES CONDO CONVERSION ORDINANCE FINDINGS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1111 E COTA ST****R-2 Zone**

**(6:55)** Assessor's Parcel Number: 031-190-031  
Application Number: MST2007-00391  
Owner: Jeffrey B. Lockwood  
Applicant: Jane Gray

(Proposal for a one lot subdivision to convert three existing detached single-family residential units to condominiums. The addresses are 1111 E Cota, 620 A and 620 B North Voluntario. 1111 East Cota was built in 1924; the additional units were built in 1999. There are no alterations or improvements proposed. Each unit is a three-bedroom unit with an attached two-car garage. The net square footage for the three units is 4,262 square feet.)

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

**(PROJECT REQUIRES CONDO CONVERSION ORDINANCE FINDINGS.)**

**CONCEPT REVIEW - CONTINUED ITEM****8. 23 W MICHELTORENA ST****C-2 Zone****(7:20)**

Assessor's Parcel Number: 039-071-004

Application Number: MST2006-00607

Owner: George R. Walseth

Architect: Edwards-Pitman

(Proposal to construct an addition and to remodel an existing one-story dental office to result in a three-story mixed-use building consisting of one residential condominium and one non-residential condominium. The proposal would add a new 1,778 square foot residential unit by converting a portion of the first-floor for an entry, storage, and stairway, and adding a 1,381 square foot second-floor and a third-floor 102 square foot loft and 237 square foot roof deck. The project is located on a 1,875 square foot parcel. Parking would be provided by the existing three uncovered spaces in the rear shared parking lot. Staff Hearing Officer approval of a Tentative Subdivision Map is requested.)

**(Second Concept Review.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP.)****CONSENT CALENDAR – SEE SEPARATE AGENDA**