



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, October 08, 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><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/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 Thursday, October 04, 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 September 24, 2007.
- C. Consent Calendar.
 - a. October 1, 2007.
 - b. October 8, 2007.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 6100 HOLLISTER AVE****A-I Zone****(3:20)**

Assessor's Parcel Number: 073-080-036
Application Number: MST2007-00461
Owner: Karen Ramsdell
Owner: Hazel Johns
Applicant: Steve Fedde
Agent: Troy White
Architect: JM Holliday Associates

(Proposal to demolish approximately 51,746 square feet of existing commercial structures and construct 19 new commercial/industrial buildings of varying sizes. The new project will result in 79,960 square feet of office space, 79,960 square feet of research and development space, and 20,400 square feet of retail space, along with 571 on-grade parking spaces. Development Plan approval will be required by the Planning Commission for approval of approximately 128,574 square feet of new Measure E square footage in the economic development category.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL REVIEW, DEVELOPMENT PLAN APPROVAL AND PLANNING COMMISSION APPROVAL.)

CONCEPT REVIEW - NEW ITEM**2. 3815 STATE G-131****C-2/SD-2 Zone**

(4:15) Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00498
Business Name: Ruth's Chris Steak House
Applicant: Conceptual Motion Company

(Appeal of Denial at Sign Committee. The proposal presented to the Sign Committee was for three new aluminum wall signs with halo lit channel letters: one 32.63 square foot wall sign on the front entrance north elevation, one 24.16 square foot wall sign on the east elevation, and one 24.16 square foot wall sign on the north elevation. The building frontage at main point of entry is 122 linear feet. The maximum allowed sign area is 90 square feet. The proposed signage is 80.95 square feet.)

(Sign Appeal)

PRELIMINARY REVIEW**3. 121 S HOPE AVE C-154****C-2/SD-2 Zone**

(4:45) 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.)

(Second Review. Sign Program portion of the Tenant Design Guidelines was approved by the Sign Committee on 9/28/07.)

CONCEPT REVIEW - NEW ITEM**4. 3835 STATE ST****C-2/SD-2 Zone**

(5:15) Assessor's Parcel Number: 051-010-007
Application Number: MST2007-00464
Owner: Riviera Dairy Products
Applicant: Conceptual Motion Company

(Proposal for a retail tenant improvement and expansion of the existing Williams Sonoma store in La Cumbre Plaza. The proposal includes combining tenant spaces C-150 and C-152 and an exterior facade remodel.)

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

(La Cumbre Tenant Design Guidelines.)

REVIEW AFTER FINAL**5. 533 W GUTIERREZ ST****R-4 Zone**

(5:45) Assessor's Parcel Number: 037-222-003
Application Number: MST2004-00264
Owner: Gonzalez Family Trust
Architect: Jose Luis Esparza

(This is a revised project with original ABR approval on February 13, 2006. Proposal for a new second floor 552 square foot addition to Unit D of a five unit apartment complex. The project involves a first floor remodel area of 175 square feet to remove one downstairs bedroom and the addition of two bedrooms and two bathrooms on the second floor. The proposal changes the floor plan from a 2 bedroom 851 square foot one-story unit to a 3 bedroom 1,403 square foot two-story unit.)

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

***** THE BOARD WILL RECESS FROM 6:15 P.M. UNTIL 6:35 P.M. *****

PRELIMINARY REVIEW**6. 825 W SOLA ST****R-2 Zone**

(6:35) 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.)

(Preliminary Approval is requested pending the submittal and approval of the Archeological Letter report.)

PRELIMINARY REVIEW**7. 601 E MICHELTORENA ST****C-O Zone****(7:10)**

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 THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of architecture for units H, J, K, and M and review of proposed site landscaping.)

CONSENT CALENDAR – SEE SEPARATE AGENDA