



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, November 19, 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	<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 plans</u> 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 Architectural Board of Review approval is valid for one year and Final approval is valid for two years 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 November 14, 2007 at 3:00 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. Call to order.
- B. Roll call.
- C. 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.)
- D. Approval of the minutes of the Architectural Board of Review meeting of Monday, November 05, 2007.
- E. Consent Calendar. November 12, 2007 and November 19, 2007.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM**1. DE LA VINA AND STATE ST**

(3:20) Assessor's Parcel Number: 051-110-0RW
Application Number: MST2007-00517
Landscape Architect: Arcadia Studio
Owner: City of Santa Barbara
Applicant: Amanda Flesse

(Proposal to reconfigure the intersection of De la Vina Street and State Street by eliminating the free right turn lanes and proposing additional landscaping.)

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

PRELIMINARY REVIEW**2. 400 BLK SHORELINE DR****P-R/SD-3 Zone**

(3:45) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2006-00357
Owner: City of Santa Barbara
Designer: Penefield and Smith
Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

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

FINAL REVIEW**3. 25 DAVID LOVE PL**

(4:10) Assessor's Parcel Number: 073-080-050
Application Number: MST2006-00656
Owner: City of Santa Barbara
Applicant: Leif Reynolds, Project Engineer
Architect: Lenvik and Minor
Landscape Architect: Bob Cunningham

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

(Referred from Consent. Final Landscaping Approval is requested. Final Approval of architecture was received on 10/15/07.)

CONCEPT REVIEW - NEW ITEM**4. 15 S HOPE AVE****C-2/SD-2 Zone**

(4:30) Assessor's Parcel Number: 051-040-058
Application Number: MST2006-00682
Owner: Johnman Holding, LLC
Agent: Trish Allen

(Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a three-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.)

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

CONCEPT REVIEW - NEW ITEM**5. 1405 HARBOR VIEW DR****R-2/SD-3 Zone****(5:05)**

Assessor's Parcel Number: 015-292-005
Application Number: MST2007-00278
Owner: Carlos Villareal
Architect: Tom Jacobs

(Proposal to demolish an existing 960 square foot single-family residence and 560 square foot detached garage and construct two new two-story, single-family residences with attached two-car garages. The first unit is proposed to be 1474 square feet and the second unit is proposed to be 1,409 square feet. Total proposed development includes 3,734 net square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The project requires Planning Commission approval for a Coastal Development Permit and review of two zoning modifications requests.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION REVIEW OF A COASTAL DEVELOPMENT PERMIT AND ZONING MODIFICATIONS.)

*****SCHEDULED BREAK FROM 5:40 P.M. TO 6:00 P.M.*****

PRELIMINARY REVIEW**6. 1335 MISSION RIDGE RD****E-1 Zone****(6:00)**

Assessor's Parcel Number: 019-210-005
Application Number: MST2006-00285
Architect: Bryan Murphy
Owner: Dario L. Pini

(Proposal to reinstate approvals and legalize "as-built" additions and sitework for an existing three-story residence. Additions previously approved under expired building permits include 171 square feet on the first floor and 517 square feet on the second floor. Proposed as abatement of other building and zoning violations for "as-built" additions are 94 square feet on the first floor and 314 square feet of basement additions. The proposed project would result in a 5,490 square foot residence. The existing house is situated almost entirely within the required front yard and a modification is required for the improvements to the structure. Two additions to the front of the house encroach into the public right-of-way, requiring an encroachment permit. The project is located on a 17,043 net square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07.)

PRELIMINARY REVIEW**7. 1102 ALAMEDA PADRE SERRA****E-1 Zone****(6:35)**

Assessor's Parcel Number: 019-242-006

Application Number: MST2006-00664

Applicant: DesignArc

Owner: Anthony M. Turchi

(Proposal for a 2,376 square foot three-story single-family residence and attached 400 square foot two-car garage and the partial demolition of an existing 2,097 square foot residence to be remodeled into an accessory structure. The project, located on an 11,550 square foot lot in the Hillside Design District, includes 381 cubic yards total of cut and fill grading. Modifications are requested for the following: encroachment of the main building into the front yard setback on Roble Lane; encroachment of the accessory structure into the front yard setback on Alameda Padre Serra; encroachment of the main building into the side yard setback; location of the proposed accessory building in the front yard; and to provide non-conforming open yard area.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 042-07.)

PRELIMINARY REVIEW**8. 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.)

(Third review of architecture of upper site units H1, H2, H3, J1, J2, K1, K2 and M.)

I. Adjournment

CONSENT CALENDAR – SEE SEPARATE AGENDA