



# 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, February 11, 2008**      **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:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                          MICHELLE BEDARD, Planning Technician  
                          GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (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 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](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 February 06, 2008 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](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. 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 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 January 28, 2008.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

**CONCEPT REVIEW - CONTINUED ITEM****1. 3230 STATE ST****C-2/SD-2 Zone****(3:20)**

Assessor's Parcel Number: 053-332-030  
Application Number: MST2006-00574  
Owner: Thomas Thompson  
Agent: Amy Pena  
Applicant: Scott Harry  
Agent: Courtney Schmidt

(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. Modification would be required for encroachments of the project into the 20 foot setbacks along Calle Alamo.)

**(3rd Concept Review.)****(COMMENTS ONLY; STAFF HEARING OFFICER APPEAL; PLANNING COMMISSION HEARING SCHEDULED FOR 2/21/08.)****(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 090-07 AND FINDINGS OF NO SIGNIFICANT VISUAL IMPACT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 3714 STATE ST****C-P/SD-2 Zone**

**(3:45)** Assessor's Parcel Number: 053-300-023 / 053-300-031  
Application Number: MST2007-00591  
Owner: Kellogg Associates  
Agent: L&P Consultants  
Architect: Blackbird Architects

(This is a revised project [MST2003-00286]. Proposal to demolish the existing, 52,815 square foot, 113-room hotel [Sandman Inn]; and to redevelop the site with a 70,346 square foot, three-story, 106-room hotel and 73 residential condominium units [ranging from two to three stories] over two parcels [APNs 053-300-023 & 053-300-031], totaling 4.6 acres. Of the 73 proposed residential condominiums there are 37 three-bedroom units, 14 two-bedroom units, and 22 one-bedroom units. Of the 73 units, 22 are proposed to be affordable units. The proposal includes 291 parking spaces, 163 for the residential units, 111 for the hotel, and 17 shared parking spaces. Of the 291 parking spaces, 273 are proposed to be underground. This project requires Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.)

**(COMMENTS ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL, LOT LINE ADJUSTMENT, AND A MODIFICATION FOR INCLUSIONARY HOUSING UNITS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 617 BRADBURY AVE****C-2 Zone**

**(4:30)** Assessor's Parcel Number: 037-122-006  
Application Number: MST2007-00559  
Owner: Leed Santa Barbara LLC  
Architect: Design To The Nines

(Proposal to demolish an existing 458 square foot single-family residence and construct a new two-story mixed-use LEED Certified development of 1,604 square feet of commercial space on the ground floor and two, one-bedroom condominium units on the second level on a 5,000 square foot lot in the C-2 zone. Residential unit A is proposed at 1,085 square feet and residential unit B at 1,070 square feet. The proposed project would include roof gardens, solar panels, wind turbines, and permeable pavement for driveways and sidewalks. Also proposed is a shared bicycle storage area and bathroom for LEED Certification points. The project requires Staff Hearing officer review of a Tentative Subdivision Map and Development Approval Findings for new commercial square footage.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER REVIEW OF A TENTATIVE SUBDIVISION MAP AND DEVELOPMENT APPROVAL FINDINGS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 826 W PEDREGOSA ST****R-2 Zone**

**(5:15)** Assessor's Parcel Number: 043-121-020  
Application Number: MST2008-00011  
Owner: Juan and Theresa Escobar  
Architect: Scott Branch

(Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**\*\*\*THE BOARD WILL RECESS FROM 5:50 P.M. TO 6:20 P.M.\*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****5. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

**(6:20)** Assessor's Parcel Number: 051-240-003  
Application Number: MST2007-00613  
Owner: Clayton, Troutt & Company III, LL  
Owner: Ralph Horowitz  
Architect: Cearnal, Andrulaitis LLP

(Proposal to construct a 3,386 square foot one-story addition to an existing automobile dealership building. The project scope includes the demolition of 1,850 square feet of existing service bays and an enclosed area and interior and exterior remodel to the building that includes a facade remodel, reconstruction of service bays and a new 2,100 square foot canopy structure. Development Plan Approval findings are required at ABR for the new addition of 1,486 square feet. )

**(Second Concept Review.)**

**PRELIMINARY REVIEW****6. 814 ORANGE AVE****R-3 Zone**

**(6:55)** Assessor's Parcel Number: 037-024-007  
Application Number: MST2006-00437  
Owner: Maria De Jesus Rodriguez  
Designer: AM Design  
Owner: Francisco Espinosa

(Proposal for a new two-story 3,766 square foot duplex including two single-car garages and two uncovered parking spaces. The proposal includes demolition of the existing 1,190 square foot single-family residence and 482 square foot detached garage on the 5,625 square foot lot. Modifications are requested for the uncovered parking spaces to be located in the interior yard setbacks.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 045-07.)**

**FINAL REVIEW****7. 3835 STATE ST****C-2/SD-2 Zone**

**(7:30)** Assessor's Parcel Number: 051-010-007  
Application Number: MST2007-00464  
Owner: Riviera Dairy Products  
Applicant: Conceptual Motion Co.

(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.)

**(Final Approval is requested. Preliminary Approval received on November 5, 2007.)**

**I. Adjournment.****CONSENT CALENDAR – SEE SEPARATE AGENDA**