



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### SPECIAL MEETING

### AGENDA

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

**Tuesday, March 18, 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  
                  KATHLEEN GOO, Alternate 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 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.
- **Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**
- **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 March 13, 2008 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 March 10, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**CONCEPT REVIEW - CONTINUED ITEM****1. 505 W LOS OLIVOS ST****R-3 Zone****(3:15)**

Assessor's Parcel Number: 025-210-012  
Application Number: MST2007-00470  
Owner: Saunders Family Trust  
Owner: Westmont College  
Architect: Peikert Group Architects

(This 13 unit condominium project consists of a three lot merger; demolition of an existing 2,250 square foot duplex; demolition of an existing 2,400 square foot single-family residence; construction of ten new 1,683 square foot three-story, three-bedroom condominium units (each with a 408 square foot two-car garage); addition of 481 square feet to an existing 4,928 square foot four-unit apartment building; remodel and conversion of the apartment building into three condos (one 941 square foot two-bedroom unit and two three-bedroom units at 1,652 and 1,779 square feet). The parking for the converted apartment building would be provided by one uncovered parking space and five covered parking spaces. All 13 condo units would be provided to employees of Westmont College earning up to 200% of Average Median Income. Proposed development would total 27,929 square feet on the 32,550 square foot lot. Planning Commission review is required for a Tentative Subdivision Map; Condominium Conversion Permit; and Modifications to allow bonus density units, waiver of solar access height limits, reduction of rear and interior yard setbacks, and reduction in the guest parking requirement.)

**(Second Concept Review.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 825 DE LA VINA ST****C-2 Zone**

**(4:15)** Assessor's Parcel Number: 037-041-024  
Application Number: MST2007-00400  
Owner: 825 De La Vina, LLC/Popp, LLC  
Architect: Bill Wolf

(Proposal for a mixed-use project to include eight residential condominiums and two commercial spaces on an existing 14,750 square foot parking lot in the C-2 Zone. The proposal includes seven one-bedroom market-rate residential condominiums (six at 1,579 square feet and one at 1,257 square feet), one two-bedroom affordable unit proposed at 899 square feet, and two commercial office spaces totaling 557 square feet in two new three-story buildings. A total of 21 covered parking spaces will be provided on site. Planning Commission approval of a tentative subdivision map is requested.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 222 W ALAMAR AVE****R-3/SD-2 Zone**

**(5:15)** Assessor's Parcel Number: 051-213-008  
Application Number: MST2006-00318  
Owner: Alamar Partners, LLC  
Applicant: Justin Van Mullem  
Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 663 square foot single-family residence and detached 220 square foot garage and construct three two-story condominium units totaling 2,409 square feet on the 6,000 square foot lot. Four parking spaces will be provided in three attached garages totaling 1,070 square feet. The project has previously been reviewed by the Historic Landmarks Commission (HLC). The project received Staff Hearing officer approval for a front yard setback modification, a parking modification, and a Tentative Subdivision Map on December 5, 2007.)

**(FIRST REVIEW AT ABR. PRELIMINARY APPROVAL IS REQUESTED. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 102-07.)**

**\*\*\*\*\* THE BOARD WILL RECESS FROM 6:00 P.M. TO 6:20 P.M. \*\*\*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1021 ALPHONSE ST****R-2 Zone**

**(6:20)** Assessor's Parcel Number: 031-184-013  
Application Number: MST2008-00069  
Owner: Francisco Andrade  
Architect: Jose Esparza

(Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.)

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

**CONCEPT REVIEW - NEW ITEM****5. 120 S HOPE E-144****C-2/SD-2 Zone**

**(7:00)** Assessor's Parcel Number: 051-010-014  
Application Number: MST2007-00618  
Owner: Patricia S. Nettleship, Trustee  
Applicant: Conceptual Motion Co.

(Proposal to convert 970 square feet of existing tenant space (F115 and F118) to a guest services and police sub-station. The proposal also consists of a façade remodel to include a new 33 foot high tower element with 3 new faux windows at La Cumbre Plaza. No new square footage is being proposed.)

**(Project requires compliance with La Cumbre Plaza Design Guidelines.)**

**CONCEPT REVIEW - NEW ITEM****6. 231 E COTA ST****C-M Zone**

**(7:45)** Assessor's Parcel Number: 031-152-031  
Application Number: MST2008-00068  
Owner: Alano Club of Santa Barbara  
Architect: Vadim Hsu  
Contractor: Daniel Michaelson

(Proposal for accessibility improvements (ADA), ramp (path of travel), new exterior exit stairs. Comprehensive remodel and tenant improvements of site and building. Re-roofing of entire building. Repainting to match existing. Replacement of new windows first and second floor. Recommissioning second floor by reconfiguring parking layout. Utilities, accessibility and landscape improvements including removal of 11 trees and a new landscaping plan.)

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

**ADJOURNMENT**