



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, March 24, 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

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 <u>folded plans</u> 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 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.
- 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 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 20, 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.
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 March 10, 2008.
- E. Consent Calendar. March 17 and March 24, 2008.
- 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: PUBLIC HEARING**1. 1226 ALTA VISTA RD****R-3 Zone**

(3:20) Assessor's Parcel Number: 029-150-038
 Application Number: MST2006-00742
 (40 min) Owner: Jim B. Worthen
 Owner: AV Partners
 Architect: R. Brian Nelson

(Proposal for the conversion of six existing one-story residential dwelling units each at 630 square feet [four apartments and a duplex] to condominium units on an 11,250 square foot lot in the R-3 Zone. The proposal includes the demolition of two, three-car garages [six spaces] to create eight on-site uncovered parking spaces. A total of 430 cubic yards of cut is proposed for the construction of a trash enclosure and six private storage spaces units. The proposal includes the alterations to the existing porch and entry steps, to windows and doors for the creation of private outdoor living space, and a retaining wall on the west side of the duplex. Of the existing 11,250 square foot lot, 3,658 square feet is proposed landscaping. Planning Commission review is required for a Tentative Subdivision Map, Condo Conversions, and a Modification to remove six window openings within the interior yard setback along the southeastern property line.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF REQUESTED MODIFICATIONS, A TENTATIVE SUBDIVISION MAP AND CONDO CONVERSION.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 416 E COTA ST****C-M Zone**

(4:00) Assessor's Parcel Number: 031-212-024
 Application Number: MST2008-00097
 (60 Min) Owner: City of Santa Barbara
 Architect: Christine Pierron
 Applicant: Housing Authority of Santa Barbara
 Architect: Mark Wienke

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and 1 two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room is also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Planning Commission review for a requested parking modification, a modification to encroach into required side and rear yard setbacks, and a bonus density modification.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF MODIFICATIONS.)

PRELIMINARY REVIEW**3. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

(5:00) Assessor's Parcel Number: 047-082-009
 Application Number: MST2006-00092
 (30 min) Owner: Leon F. and Joyce M. Lunt
 Architect: Eberhard Roteman and Associates
 Agent: Trish Allen
 Applicant: Bob Price

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first-floor, 1,016 square for the second-floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. A modification is requested to allow an "as-built" portion of an existing deck to encroach into the required 15 foot interior yard setback.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-07.)

CONCEPT REVIEW - CONTINUED ITEM

4. 505 WENTWORTH AVE

R-3 Zone

(5:30) Assessor's Parcel Number: 037-143-010
Application Number: MST2007-00345
(30 Min) Owner: Wentworth Investors, LLC
Architect: Jose Esparza

(Proposal to construct three new two-story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes 2 two-bedroom units totaling 2,128 square feet and 1 one-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The parcel has a 2% slope and 256.7 yards of grading is proposed.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND REVIEW BY STAFF HEARING OFFICER FOR A TENTATIVE SUBDIVISION MAP.)

*****SCHEDULED RECESS FROM 6:00 P.M. TO 6:20 P.M.*****

CONCEPT REVIEW - NEW ITEM

5. 120 S HOPE AVE F-18

C-2/SD-2 Zone

(6:20) Assessor's Parcel Number: 051-010-014
Application Number: MST2008-00088
(30 min) Owner: Patricia S. Nettleship Trustee
Applicant: Conceptual Motion Company
Architect: Kovac
Owner: Macerich Company

(Proposal for retail improvement at La Cumbre Plaza, existing Building F, Suite F-118. Exterior remodel [3750 square feet], to increased parapet height, new glass, stone and tile storefront elements and building graphic. Tenant improvement to include tenant storefront remodel and new interior improvements equaling 3320 net square feet [3500 gross leasable area].)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 714 W PEDREGOSA ST****R-2 Zone****(6:50)**

Assessor's Parcel Number: 043-122-015

Application Number: MST2008-00077

(40 min)

Owner: Kenneth Collier and Anne F. Anderson

Applicant: Marv Gustafson

Architect: Peikert Group Architects

(Proposal to demolish an existing 476 square foot one-story residence, to remove 6 square feet from the existing two-car garage, and to construct a new 563 square foot one-story residence attached to the existing two-car garage. A total of 60 cubic yards of grading is proposed. A total of 3,477 square feet of landscaping is provided. The project will result in two residential units with the proposed new 563 square foot one-story unit and the existing two-story 1,475 square foot residence on a 9,600 square foot parcel in the R-2 Zone. A total of four parking spaces will be provided by two covered and two uncovered spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 601 SAN PASCUAL ST****R-3 Zone****(7:30)**

Assessor's Parcel Number: 037-101-014

Application Number: MST2008-00091

Owner: Dario Pini

Architect: Bryan Murphy

(Proposal to construct a new 997 square foot second-story residence with three two-car garages below totaling 1,297 square feet. The proposal includes the demolition of an existing two-car garage and attached shed totaling 433 square feet. A 114 square foot first-story and 451 square foot second-story addition to an existing 1,151 square foot residence to result in a five-bedroom 1,716 square foot residence. The existing three-bedroom 1,200 square foot dwelling unit will remain unaltered. The 12,000 square foot lot is currently developed with two dwelling units and a two-car garage and with the current proposal the lot will consist of three dwelling units and three two-car garages.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**I. Adjournment.****CONSENT CALENDAR – SEE SEPARATE AGENDA**