



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, April 07, 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 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 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**, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. 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 April 03, 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 not be broadcast live but can be viewed in its entirety on Wednesday at 8:00 a.m. on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

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 18 & March 24, 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.

DISCUSSION ITEMS

- (3:25) Water Conservation requirements for new construction and renovations at City facilities adopted
(10 min) by City Council on February 5, 2008.
Staff: Allison W. Jordon, Water Conservation Coordinator
- (3:35) Proposed revisions to the City's Water Conservation Landscape Design Standards originally
(25 min) adopted by City Council in June, 1989.
Staff: Allison W. Jordan, Water Conservation Coordinator

CONCEPT REVIEW - CONTINUED ITEM**1. 2780 STATE ST 1****R-O Zone**

- (4:00)** Assessor's Parcel Number: 051-600-001
- (25 min) Application Number: MST2008-00111
- Owner: Robertson 2002 Family Trust
- Architect: Peter Ehlen

(Proposal for a new 280 square foot trash enclosure for existing commercial condominium units. The trash enclosure will replace the existing planter/paved area. No changes will occur to the existing 83 uncovered parking spaces [77 spaces required]. A modification is requested for an encroachment into the front-yard setback.)

(Referred from Consent.)

(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY STAFF HEARING OFFICER FOR A FRONT YARD MODIFICATION.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1720 SAN ANDRES ST****R-3 Zone**

(4:25) Assessor's Parcel Number: 043-191-015
 (40 min) Application Number: MST2008-00066
 Owner: Cameron Porter
 Architect: Thomas Moore

(Proposal to construct a new 956 square foot two-bedroom residential unit above a new three-car garage. The proposal also includes the demolition of an existing 273 square foot, legal non-conforming, single-car garage and the existing 75 square foot shed. The existing 572 square foot one-story two-bedroom residential unit will remain. A total of four parking spaces [three covered and one uncovered] will be provided on site. The development is proposed on a 5,040 square foot lot in the R-3 Zone.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM**3. 315 BATH ST****C-2 Zone**

(5:10) Assessor's Parcel Number: 037-232-001
 (35 min) Application Number: MST2008-00126
 Owner: Lawrence J. E. Donovan and Bonnie K Li
 Architect: Cearnal Andrulitaitis

(Proposal to permit two as-built storage structures totaling 640 square feet of storage area in the C-2 Zone, which is developed with three commercial buildings totaling 7,292 square feet of commercial floor area. The total on-site development including the storage units is 7,932 square feet. There are 16 uncovered parking spaces provided which are to remain unaltered.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - CONTINUED ITEM**4. 3025 DE LA VINA ST****C-2/SD-2 Zone**

(5:45) Assessor's Parcel Number: 051-172-020
 (50 min) Application Number: MST2007-00592
 Owner: SLO Trader`s, LLC
 Architect: Michael Holliday

(This is a revised Project. Proposal to reinforce an existing retaining wall which ranges from 8' 6" to 23' 6" at the rear property line for 3025-3045 De La Vina Street. The current design has been revised from the design approved on 4/11/05 [MST2005-00111]. The proposed design will not affect the existing parking configuration.)

(Third Concept Review.)

(Preliminary Approval is requested.)

***** SCHEDULED RECESS FROM 6:15 P.M. TO 6:35 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**5. 121 S HOPE F123****C-2/SD-2 Zone**

(6:35) Assessor's Parcel Number: 051-010-014
(35 min) Application Number: MST2008-00020
Owner: Patricia S. Nettleship Trustee
Business Name: Louis Vuitton
Agent: Express Permits
Applicant: Elizabeth Valerio

(Proposal for a tenant improvements and a facade remodel for a new Louis Vuitton retail store at La Cumbre Plaza. The proposal will consolidate two existing retail stores [F123 and F125] into one tenant space.)

(Second Concept Review.)

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

PRELIMINARY REVIEW**6. 3880 STATE ST****C-2/SD-2 Zone**

(7:10) Assessor's Parcel Number: 057-240-046
(45 min) Application Number: MST2006-00185
Owner: Sumida Family LTD Partnership
Architect: Edwards Pitman Architects
Business Name: La Sumida Nursery

(Proposal to construct a new two-story, 12,340 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,051 square feet of residential and 4,289 square feet of commercial square footage. The proposal includes eight residential units, four one-bedroom units, and four two-bedroom units, ranging from 729 to 1301 square feet. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. The proposal involves the demolishing of an existing non-residential building totaling 2,556 square feet. Development Plan Approval findings are required at ABR for 1,733 square feet of new commercial square footage.)

(PROJECT REQUIRES DEVELOPMENT APPROVAL FINDINGS.)

FINAL REVIEW**7. 434 W GUTIERREZ ST****R-4 Zone****(7:55)**

Assessor's Parcel Number: 037-191-002

Application Number: MST2006-00541

Owner: Lorenz F. Weidl

Architect: Bildsten and Sherwin Design Studio

(Proposal for a three-unit, three-story apartment building to be attached to an existing 1,707 square foot single-family dwelling. The three units total 5,458 square feet and there would be four two-car garages totaling 1,750 square feet on the lower level. The project includes converting three existing 281 square foot garages to storage space, and a total of 50 cubic yards of grading. Modifications are requested to allow encroachments into the front-yard setbacks along West Gutierrez Street and Rancheria Street.)

(Preliminary Approval granted 11/5/2007. Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 064-07.)

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