



# 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, May 05, 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  
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 folded plans 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.
- 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**, 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. 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 May 01, 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. 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](http://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 April 21, 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 ITEM**

- (3:20)** Presentation and Discussion of the Proposed Two-Year Financial Plan for Fiscal Years 2009 – 2010  
**(20 min)** and the Recommended Operating and Capital Budget for Fiscal Year 2009.  
 Bettie Weiss, City Planner.

**CONCEPT REVIEW - CONTINUED ITEM****1. 909 DE LA VINA ST****C-2 Zone**

- (3:40)** Assessor's Parcel Number: 039-312-007  
 Application Number: MST2008-00155  
**(20 min)** Owner: Moss E. Alan Trustee  
 Architect: Chris Dentzel  
 Applicant: Spencer Simcik

(Proposal for an exterior façade remodel to including new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

**(Referred from Consent for review of light hood element at entry.)**

**CONCEPT REVIEW - NEW ITEM****2. 4200 CALLE REAL****R-3 Zone**

**(4:00)** Assessor's Parcel Number: 059-240-020  
Application Number: MST2008-00182

(25 min) Architect: David Kesterson  
Owner: Alicia Martin

(Proposal for a new entrance sign with support pillars at the entrance of the Saint Vincent community. The support structure requires review by the Architectural Board of Review. The sign element will require approval by the Sign Committee.)

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 3757 STATE ST****C-P/SD-2 Zone**

**(4:25)** Assessor's Parcel Number: 051-040-046  
Application Number: MST2005-00156

(50 min) Owner: Regency Centers  
Agent: Dudek and Associates  
Architect: Brian Cearnal  
Owner: RC CA Santa Barbara LLC  
Landscape Architect: Van Atta Associates

(Proposal for a new mixed-use development consisting of five buildings, from one to three stories, totaling 102,565 square feet. The proposal includes the construction of 72,209 square feet of commercial/retail space for Whole Foods, Circuit City, Citibank, and others, and 15 residential condominium units totaling 30,356 square feet of living space. The residential condominiums include 13 three-bedroom market rate units and 2 affordable units [1 two-bedroom and 1 three-bedroom]. The project includes a total of 303 new parking spaces [18 covered spaces, 16 garages and 2 carports, for the residential condominiums and 285 spaces for commercial use located at basement, grade, and rooftop levels]. The project is located on four parcels totaling 5.4 acres and includes demolition of 56,545 square feet of existing commercial buildings, 30,500 cubic yards of cut and 2,300 cubic yards of fill. The proposal also includes drainage improvements and creek habitat restoration. The proposal will result in an increase of 15,664 square feet of new commercial floor area. The project requires Planning Commission review of a Tentative Subdivision Map, a front yard modification, Development Plan Approval, and Transfer of Existing Development Rights.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP, A FRONT YARD MODIFICATION, DEVELOPMENT PLAN APPROVAL, AND TRANSFER OF EXISTING DEVELOPMENT RIGHTS.)**

**IN-PROGRESS REVIEW****4. 3427 SEA LEDGE LN****A-1/SD-3 Zone****(5:15)**

Assessor's Parcel Number: 047-082-009

Application Number: MST2006-00092

(35 min)

Owner: Leon F. and Joyce M. Lunt

Architect: Roteman, Eberhard and Associates

Applicant: Bob Price

Agent: Trish Allen

(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. Project Received Planning Commission Approval on 9/6/07 [Resolution No. 034-07].)

**(Preliminary Approval granted 3/24/2008.)****(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-07.)****\*\*\*BREAK SCHEDULED FROM 5:50 P.M. TO 6:10 P.M.\*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 3885 STATE ST****C-2/SD-2 Zone**

**(6:10)** Assessor's Parcel Number: 051-022-012  
 Application Number: MST2008-00180

(1 hr) Owner: George Armstrong for Cleo Purdy Trust  
 Architect: Barry Berkus

(This is a new proposal for the project site. The proposal includes the construction of a new, three-story mixed-use development on a 1.43 acre lot. The project consists of the demolition of an existing 4,990 square foot motel and 22,250 square foot office building. The proposed commercial component consists of one 2,605 square foot unit. The residential component consists of thirty residential units [22 two-bedroom flats, 4 three-bedroom penthouse units, and 4 two-bedroom affordable units. The units range in size from 780 square feet for the affordable units to 2,226 square feet for the three-bedroom penthouse units]. Per zoning the project requires a minimum of 65 parking spaces. A total of 79 parking spaces are proposed [23 on grade and 56 underground]. Onsite amenities include a 3,300 square foot recreation facility [exercise room, sun room, spa/hot tub, dining room, staging kitchen, wine lockers, concierge service] and a 540 square foot community-serving crafts room. The proposal includes 15,900 cubic yards of cut and 100 cubic yards of fill. The project requires Planning Commission review of a Tentative Subdivision Map, modifications, and a voluntary lot merger of two parcels.)

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

**CONCEPT REVIEW - CONTINUED ITEM****6. 120 S HOPE AVE F-18****C-2/SD-2 Zone**

**(7:10)** Assessor's Parcel Number: 051-010-014  
 Application Number: MST2008-00088

(30 min) Owner: Patricia S. Nettleship Trustee  
 Applicant: Conceptual Motion Company  
 Architect: Kovac  
 Business: BCBG

(Proposal for a retail improvement at La Cumbre Plaza to tenant space in existing Building F, Suite F118. Proposal includes an exterior store front remodel to increased parapet height, new glass, stone and tile storefront elements and building graphic, and interior improvements.)

**(Project Requires Compliance with the La Cumbre Tenant Design Guidelines.)**

**PRELIMINARY REVIEW****7. 121 S HOPE F123****C-2/SD-2 Zone****(7:40)**

Assessor's Parcel Number: 051-010-014  
Application Number: MST2008-00020  
Owner: Patricia S. Nettleship Trustee  
Business Name: Louis Vuitton  
Agent: Express Permits  
Architect: 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 and the addition of 62 square feet.)

**(Project Requires Compliance with the La Cumbre Tenant Design Guidelines.)**

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