



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, June 30, 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
 KATHLEEN GOO, Alternate Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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, 735 Anacapa St. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar 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 June 26, 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/abr.
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 and then clicking *Online Meetings*.

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 June 16, 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 - NEW ITEM**1. 3747 STATE ST****C-P/SD-2 Zone**

(3:20) Assessor's Parcel Number: 051-590-028
 (25 mins) Application Number: MST2008-00215
 Owner: Whittaker Horace Jr. et al Trust
 Applicant: Lori Ellen Burnham
 Architect: Lyons Warrens
 Business Name: Jack in the Box

(Proposal to change the exterior color scheme of the existing Jack in the Box.)

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

CONCEPT REVIEW - NEW ITEM**2. 302 E HALEY ST****C-M Zone**

(3:45) Assessor's Parcel Number: 031-281-001
 (35 mins) Application Number: MST2008-00254
 Owner: David Back
 Applicant: Dale Pekarek
 Designer: The Fine Line

(Proposed remodel of an existing, 3,228 s.f. two-story, mixed-use building. The project includes the reconfiguration of the upstairs two and three-bedroom units to one-bedroom units, striping the existing unstriped parking lot for eight parking spaces, and changing the exterior facade of the building. Also proposed on the exterior is a new entry vestibule and handicapped ramp for the residential units, new doors and windows, and new exterior stairs to the second floor.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - CONTINUED ITEM**3. 617 BRADBURY AVE****C-2 Zone**

(4:20) Assessor's Parcel Number: 037-122-006
(45 mins) 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.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Approval Findings.)

PRELIMINARY REVIEW**4. 730 MIRAMONTE DR****A-1/E-1 Zone**

(5:05) Assessor's Parcel Number: 035-050-060
(35 mins) Application Number: MST2006-00234
Owner: Katherine Driscoll-Roche
Architect: Vadim Hsu

(Proposal for approval of as-built work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires a Substantial Conformance Determination at Planning Commission.)

(Project requires compliance with Planning Commission Resolution No. 019-08.)

***** THE BOARD WILL RECESS AT 5:40 P.M. AND RECOVENE AT 6:00 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 700 BLK E ALAMAR AVE 2588 SEG ID**

(6:00) Assessor's Parcel Number: ROW-002-588
 (35 mins) Application Number: MST2008-00258
 Owner: City of Santa Barbara Public Works
 Applicant: Steve Kaali
 Architect: BMC Communication
 Applicant: T-Mobile Wireless

(Proposal for installation of a new unmanned telecommunication wireless facility and equipment located within the public right-of-way. The proposal includes a new 38 foot wooden pole with three 42 inch panel antennas attached at the top of the pole and painted brown to match. A 48-inch tall power pedestal will be above ground and remaining equipment will be located in an underground (7 x 17 foot) vault.)

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

FINAL REVIEW**6. 434 W GUTIERREZ ST****R-4 Zone**

(6:35) Assessor's Parcel Number: 037-191-002
 (35 mins) Application Number: MST2006-00541
 Owner: Lorenz F. Weidl
 Architect: Bildsten & 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 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. The project received Staff Hearing Officer approval on 8/15/2007 (Resolution No. 064-07).)

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

CONCEPT REVIEW - NEW ITEM**7. 3849 STATE ST I-57****C-2/SD-2 Zone**

(7:10) Assessor's Parcel Number: 051-010-011
 (35 mins) Application Number: MST2008-00236
 Owner: Macerich La Cumbre, LLC
 Applicant: Conceptual Motion Co.
 Architect: Benson & Bohl Architects

(Proposal for a facade remodel of tenant suites at Building D on the plaza elevation at La Cumbre Plaza. Proposal consists of three bays with a new traditional Spanish-Colonial facade. The windows, entry doors, and interior work are to be completed by tenants under a separate review. The existing Ann Taylor store and remaining two bays of Building D are not included in this project.)

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

CONCEPT REVIEW - NEW ITEM**8. 130 S HOPE AVE D-12C****C-2/SD-2 Zone**

(7:45) Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00281
Owner: Riviera Dairy Products
Applicant: Conceptual Motion Co.
Architect: Benson & Bohl Architects

(Proposal for a facade remodel of tenant suites at Building D on the plaza elevation at La Cumbre Plaza. Work in anticipation of future tenants to consist of three bays with a new traditional Spanish-Colonial inspired facade. The windows, entry doors, and interior work to be completed by tenants and are not part of this project. The proposed Louis Vutton tenant space is under remodel review in MST2008-00020. The remaining two bays of Building D are not included in this project.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA