



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, July 14, 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
- CAROL GROSS
- 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

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 July 10, 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 30, 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.

REVIEW AFTER FINAL**1. 400 BLK SHORELINE DR****P-R/SD-3 Zone**

(3:20) Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2006-00357
 (30 min) Applicant: City of Santa Barbara
 Designer: Penfield and Smith
 Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Review After Final for review of changes to the crosswalk paver color and material, terracotta color for truncated domes, and the bollard color and style.)

FINAL REVIEW**2. 930 MIRAMONTE DR****A-1 Zone****(3:50)**

Assessor's Parcel Number: 035-023-003

Application Number: MST2004-00743

(40 min)

Owner: Visiting Nurse and Hospice Care of Santa Barbara

Architect: Phillips, Metsch, Sweeney, and Moore

Landscape Architect: Bob Cunningham

Agent: Trish Allen

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on 11/15/2007 (Resolution No. 046-07).

(Final Approval is requested for Architecture and Landscaping, which received Preliminary Approval on 6/2/2008. Preliminary and Final Approval are requested for retaining walls and rear driveway.)

CONCEPT REVIEW - CONTINUED ITEM**3. 15 S HOPE AVE****C-2/SD-2 Zone****(4:30)**

Assessor's Parcel Number: 051-040-058

Application Number: MST2006-00682

(40 min)

Owner: Johnman Holding, LLC

Agent: Trish Allen, Suzanne Elledge Planning and Permitting

Architect: David Jones

Landscape Architect: Bob Cunningham

(Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a three-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.)

(Second concept review. Comments only; Project requires environmental assessment and Planning Commission review of a Tentative Subdivision Map and bonus density.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 412 ANACAPA ST****C-M Zone**

(5:10) Assessor's Parcel Number: 031-271-019
 Application Number: MST2008-00322
 (45 min) Owner: Anabilt, LLC
 Applicant: Anabilt Properties LLC
 Architect: Shubin and Donaldson

(The proposal includes subdividing an existing 13,500 square foot parcel into three new lots and to construct a new, three-story, LEED certified, mixed use building on each new parcel. The proposal includes a total of 3,905 commercial square feet and 5,818 residential square feet. Lot one includes 1,604 square feet of commercial area and a 1,643 square foot residential unit on a 5,195 square foot lot. Lot two includes 1,763 square feet of commercial area and a 1,623 square foot residential unit on a 4,775 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,530 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

(Comments only; Project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

*****SCHEDULED RECESS FROM 5:55 P.M. TO 6:15 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1124 CHINO ST****R-2 Zone**

(6:15) Assessor's Parcel Number: 039-192-032
 Application Number: MST2007-00533
 (45 min) Owner: Tom Parsai
 Architect: Gilbert Garcia

(The proposal includes a voluntary lot line merger of two existing parcels (1122 and 1124 Chino St.) to create one 16,425 square foot parcel; a condominium conversion of an existing two-bedroom duplex and an existing accessory building into a two-bedroom unit; and the construction of a new four-bedroom unit. The proposal will result in four residential condominiums to include the existing two-story, two-bedroom duplex, with each unit having two-bedrooms (totaling 3,526 square feet), a one-story, two-bedroom unit (829 square feet), and a new two-story, four-bedroom unit (1,528 square feet) to be constructed above proposed garages. A total of eight parking spaces are proposed with six covered spaces (provided in 2 two-car garages and 2 one-car garages) and two uncovered spaces. New six foot site walls and fencing, landscaping and permeable paving are also proposed. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map and modifications to encroach into required setbacks.)

(Comments only; Project requires environmental assessment and Staff Hearing Officer review for a Tentative Subdivision Map and requested modifications to encroach into the required setbacks.)

CONCEPT REVIEW - CONTINUED ITEM**6. 1720 SAN ANDRES ST****R-3 Zone**

(7:00) Assessor's Parcel Number: 043-191-015
Application Number: MST2008-00066

(35 min) Owner: Cameron Porter
Architect: Thomas Moore

(Proposal to construct a new 876 square foot two-bedroom residential unit above a new 480 square foot, two-car garage, and 180 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes an 86 square foot first-floor addition to the existing 559 square foot one-story two-bedroom residential unit and the demolition of an existing 273 square foot, legal non-conforming, single-car garage and the 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.)

(Comments only; Project requires environmental assessment.)

PRELIMINARY REVIEW**7. 231 E COTA ST****C-M Zone**

(7:35) Assessor's Parcel Number: 031-152-031
Application Number: MST2008-00068
Owner: Alano Club of Santa Barbara
Architect: Vadim Hsu
Contractor: Daniel Michaelsen

(Proposal for a comprehensive remodel and tenant improvements of the site and building including accessibility improvements, new exterior exit stairs, re-roofing, painting, replacement of windows, recommission of the second-floor by reconfiguring the parking layout, and a new landscape plan including the removal of 7 trees.)

(Preliminary Approval is requested.)

CONSENT CALENDAR – SEE SEPARATE AGENDA