



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 28, 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
 KATHLEEN GOO, 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.
- 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 Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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 24, 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 July 14, 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 - CONTINUED ITEM**1. 825 DE LA VINA ST****C-2 Zone**

(3:20) Assessor's Parcel Number: 037-041-024
 (35 min.) Application Number: MST2007-00400
 Owner: 825 De La Vina/Popp, LLC
 Architect: Bill Wolf

(Proposal for a new three-story mixed-use project to include seven residential condominiums and 1,606 square foot commercial space on an existing 14,750 square foot parking lot in the C-2 Zone. The proposal includes four one-bedroom and three two-bedroom residential condominiums, which vary in size from 1,170 to 1,250 square feet. A total of 22 parking spaces will be provided onsite (20 covered and 2 uncovered). Project requires Planning Commission review of a Tentative Subdivision Map and Development Plan Approval for new commercial square footage.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission Review of a Tentative Subdivision Map and Development Plan Approval for new commercial square footage.)

PRELIMINARY REVIEW**2. 1298 LAS POSITAS RD****A-1 Zone**

(3:55) Assessor's Parcel Number: 047-010-034
(45 min.) Application Number: MST2007-00492
Designer: Burke Design
Owner: City of Santa Barbara
Owner: Elings Park Foundation
Applicant: Dudek & Associates

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio Street. The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

(Preliminary and Final Approval requested. Project requires Development Plan Approval Findings for 520 square feet of new non-residential square footage.)

PRELIMINARY REVIEW**3. 924 JIMENO RD****E-1 Zone**

(4:40) Assessor's Parcel Number: 029-052-009
(50 min.) Application Number: MST2005-00672
Owner: Herendeen Family Trust
Applicant: Vadim Hsu
Landscape Architect: Randy Mudge

(This is a revised project with a two foot reduction in the total roof height by changing the roof from a pitched roof to a flat roof. The project is returning to ABR at the direction of the City Council. Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on an 8,623 square foot lot located in the Hillside Design District. A Modification was approved on January 18, 2006, to allow a stairway to encroach into the side yard setback.)

(Preliminary Approval is requested. Project requires compliance with the Staff Hearing Officer Conditions of Approval of the Modification granted January 18, 2006.)

**** SCHEDULED RECESS FROM 5:30 P.M. TO 5:50 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1210 E MASON ST****R-2 Zone**

(5:50) Assessor's Parcel Number: 017-142-002
 (40 min.) Application Number: MST2008-00298
 Owner: Lositzki Walter
 Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,135 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit one is proposed at 1,590 square feet and unit two is proposed at 1,545 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill (to be balanced on site) is proposed.)

(Comments only; Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1727 PROSPECT AVE****R-2 Zone**

(6:30) Assessor's Parcel Number: 027-142-004
 (40 min.) Application Number: MST2008-00333
 Owner: Phillip Larson
 Designer: Eric Swenumson

(Proposal to demolish and reconstruct the existing unit B, a two-bedroom 898 square foot, one-story residential unit, located at the rear of the property. The proposal includes slightly relocating the new unit to conform to the required setbacks. The site is currently developed with a three-bedroom 1,408 square foot, two-story, single-family residence (Unit A), the existing two-bedroom 898 square foot unit (Unit B) and a 307 square foot legal non-conforming garage on a 11,109 square foot lot in the R-2 Zone. No changes are proposed to the existing garage or the existing 1,408 square foot residence. A total of 16 cubic yards of grading is proposed.)

(Comments only; Project requires Environmental Assessment.)

PRELIMINARY REVIEW**6. 302 E HALEY ST****C-M Zone**

(7:10) Assessor's Parcel Number: 031-281-001
 (40 min.) 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.)

(Preliminary Approval is requested.)

CONSENT CALENDAR – SEE SEPARATE AGENDA