



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, September 08, 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	<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 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 Thursday, September 04, 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 August 25, 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: PUBLIC HEARING**1. 3230 STATE ST****C-2/SD-2 Zone**

(3:20) Assessor's Parcel Number: 053-332-030
 (40 min) Application Number: MST2008-00395
 Owner: Thomas Thompson
 Applicant: Omni Point (T-Mobile)
 Agent: Courtney Schmidt

(This is a new application for a proposal to install a new unmanned wireless communications facility to consist of a T-Mobile panel antenna to be located in a faux chimney on an existing commercial building. Additional equipment will be located within a lease area of the existing commercial building. The project includes replacement of the existing faux chimney with a new faux chimney, with a three foot increase in total height, to match the existing style. The proposal also includes the demolition of the existing "as-built" storage area at the rear, repaint and texture the existing trash enclosure to match the existing building, add a new tree on the rear elevation, and replace the "as-built" pavers with landscaping planters along the State Street elevation.)

(Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 824 CACIQUE ST****C-2/SD-3 Zone**

(4:00) Assessor's Parcel Number: 017-240-019
(40 min) Application Number: MST2007-00357
Owner: Ramirez Family Trust 8/28/03
Architect: Rex Ruskauff

(Proposal to construct a new, one-story 2,288 square foot warehouse building. Also proposed is to increase the interior floor area of an existing two-story commercial building by 906 square feet, the building footprint of which will remain the same. New fencing, gates, and landscaping are also proposed on this 13,530 square foot parcel. The project will require Development Plan Approval and a Transfer of Existing Development Rights at the Planning Commission.)

(Comments only; project requires Environmental Assessment and Planning Commission Review for a Transfer of Existing Development Rights and Development Plan Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 800 MIRAMONTE DR****A-1/C-X/E-1 Zone**

(4:40) Assessor's Parcel Number: 035-050-063
(40 min) Application Number: MST2008-00383
Owner: Dreier Properties, LLC
Architect: Bill Wolf

(Proposal for a 508 square foot addition to an existing 20,886 square foot commercial office building. The proposed addition will be located under the existing building roof line. The project received approval for an additional 2,117 square feet under MST2005-00352 and only 922 square feet of the project was built leaving a remaining 1,195 square feet of approved and un-built square footage. The project requires a substantial conformance determination by Planning Commission (Resolution No. 004-06).

(Comments only; project requires Environmental Assessment and a Substantial Conformance Determination.)

**** SCHEDULED BREAK FROM 5:20 P.M. TO 5:40 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 303 ROSARIO DR****R-2/SD-2 Zone**

(5:40) Assessor's Parcel Number: 059-212-009
(40 min) Application Number: MST2008-00397
Owner: Frederick and Esther A. Milstein
Architect: Bob Easton

(Proposal for a two-story addition of 1,254 square feet to an existing 1,612 square foot duplex. The existing, nonconforming 375 square foot two-car garage will be demolished and a new 400 square foot garage will be constructed in its place. One additional uncovered parking space is proposed for a total of two covered and two uncovered parking spaces.)

(Comments only; project requires Environmental Assessment.)

IN-PROGRESS REVIEW**5. 1015 SAN ANDRES ST****R-2 Zone**

(6:20) Assessor's Parcel Number: 039-242-011
Application Number: MST2006-00438
Designer: Carlos Amaro
Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single family residence and detached two car garage and construct a new 4,905 square foot two-story duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet and a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet and a 431 square foot attached two-car garage.)

(Preliminary Approval granted March 10, 2008.)

CONSENT CALENDAR – SEE SEPARATE AGENDA