



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, October 06, 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, October 02, 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 Noon and the following Monday at 9:00 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 September 29, 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.

DISCUSSION ITEM**TREE LANDSCAPE PROTECTION AND ENFORCEMENT**

(3:20) Staff Presentation: Jaime Limón, Senior Planner/Design Review Supervisor
(30 min) Tim Downey, City Urban Forest Superintendent

PRELIMINARY REVIEW**1. 134 HARBOR WAY HC/P-R/SD-3 Zone**

(3:50) Assessor's Parcel Number: 033-120-018
(40 min.) Application Number: MST2007-00356
Owner: City of Santa Barbara
Applicant: Theresa Lawler, Engineering Technician

(Proposal to replace the docking system of Marina One fingers A through P in 10 phases over 10-15 years. As the majority of the project takes place over the water and is in the Coastal Commissions original permit jurisdiction a Coastal Development Permit is required. The project also includes shore side and dock side utility upgrades necessary to improve electrical and fire water service to meet current code requirements. A new switchgear, 66 square feet, would be added to the exterior and rear of the existing building at 132 Harbor Way. Development Plan Approval is needed since there has been over 1,000 square feet already allocated to this parcel. Project received Planning Commission Approval 12/20/07 (Resolution No. 048-07).)

(Project requires compliance with Planning Commission Resolution No. 048-07.)

IN-PROGRESS REVIEW**2. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

(4:30) Assessor's Parcel Number: 047-082-009
(30 min.) Application Number: MST2006-00092
 Owner: Leon F. and Joyce M. Lunt
 Architect: Roteman, Eberhard & Associates
 Applicant: Bob Price, Roteman Architects

(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 3/24/08. Project requires compliance with Planning Commission Resolution No. 034-07.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 436 CORONA DEL MAR DR****R-4/SD-3 Zone**

(5:00) Assessor's Parcel Number: 017-321-007
(40 min.) Application Number: MST2008-00420
 Owner: Larry Agostino
 Architect: Alex Pujo, Pujo & Associates
 Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construction of a new three-story, 3,196 square foot, two-unit residential duplex and a 437 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,247 square feet and unit two at 835 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes photovoltaic panels and a swimming pool. A total of 220 cubic yards of grading is proposed to be balanced on site. Zoning modifications are requested for the new garage to encroach into the interior and rear setbacks. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project requires Staff Hearing Officer Review for zoning modifications and a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for Zoning modifications and a Coastal Development Permit.)

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

IN-PROGRESS REVIEW**4. 1015 SAN ANDRES ST****R-2 Zone**

(6:00) Assessor's Parcel Number: 039-242-011
 (35 min.) Application Number: MST2006-00438
 Designer: Amaro Design
 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 3,646 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is proposed to be a three-bedroom 1,662 square feet with a 457 square foot attached two-car garage. Unit two is proposed to be three-bedroom 1,984 square feet with a 431 square foot attached two-car garage.)

(Preliminary Approval granted 3/10/08.)

CONCEPT REVIEW - CONTINUED ITEM**5. 601 SAN PASCUAL ST****R-3 Zone**

(6:35) Assessor's Parcel Number: 037-101-014
 (35 min.) Application Number: MST2008-00091
 Owner: Dario Pini
 Architect: Murphy & Associates, Architects

(Proposal to construct a new 1,163 square foot second-story residence above a new 1,297 square foot three two-car garage structure, and a new 45 square foot attached laundry facility. The proposal includes the demolition of an existing two-car garage and attached shed totaling 433 square feet; and a 114 square foot first-story and 451 square foot second-story addition to an existing 1,151 square foot residence to result in a five-bedroom 1,716 square foot residence. The existing three bedroom 1,200 square foot residential unit will remain unaltered. The 12,000 square foot lot is currently developed with two dwelling units and a two-car garage and the current proposal will consist of three dwelling units (at 1,163 square feet, 1,200 square feet, and 1,716 square feet) and three two-car garages (at 1,297 square feet).)

(Second Concept Review. Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - CONTINUED ITEM**6. 1210 E MASON ST****R-2 Zone**

(7:10) Assessor's Parcel Number: 017-142-002
 (35 min.) Application Number: MST2008-00298
 Owner: Walter Lositzki
 Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,097 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 1,508 square feet and unit two is proposed at 1,589 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.)

(Third Concept Review. Comments only; Project requires Environmental Assessment.)

CONCEPT REVIEW - CONTINUED ITEM**7. 17 S MILPAS ST****C-P Zone****(7:45)**

Assessor's Parcel Number: 017-171-024

Application Number: MST2007-00244

Owner: S & P Investments

Agent: Suresite Consulting Group, LLC

(Proposal for the installation of a new T-Mobile wireless telecommunications facility, to include 6 antennas, to be located within a proposed cupola, to result in an 8 foot height increase of an existing commercial building. The proposal also includes a new equipment area with an 8 foot tall stucco wall and faux chimney at the northwest rear corner to screen the antenna equipment and cabinets.)

(Second Concept Review. Project requires Environmental Assessment and Findings of No Adverse Visual Impact.)

CONSENT CALENDAR – SEE SEPARATE AGENDA