



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, November 03, 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 Wednesday, October 29, 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 October 20, 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. 416 E COTA ST****C-M Zone**

(3:15) Assessor's Parcel Number: 031-212-024
 (35 min) Application Number: MST2008-00097
 Owner: City of Santa Barbara
 Architect: Christine Pierron
 Architect: Mark Wienke
 Applicant: Housing Authority of Santa Barbara

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and one two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room are also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Staff Hearing Officer review for a requested parking modification, modifications to encroach into required setbacks, and a bonus density modification.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of requested modifications.)

FINAL REVIEW**2. 1800 - 2300 CLIFF, LIGHTHOUSE, MEIGS, ETC**

(3:50) Assessor's Parcel Number: 035-142-RW
(35 min) Application Number: MST2007-00473
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Project Engineer

(Proposal to underground existing overhead utility lines along Cliff Drive between Salida Del Sol and Mesa Lane and portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive. The project includes 20 new street lights on 27 foot, type "A" poles, and installation of 3 new electric meter pedestals for connection of the new street lights.)

(Preliminary Approval granted on 6/16/08. Final Approval is requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 432 W ISLAY ST****R-4 Zone**

(4:25) Assessor's Parcel Number: 027-011-016
(40 min) Application Number: MST2005-00512
Owner: Perry Family 1989 Revocable Trust
Architect: Brian Nelson

(Proposal to demolish the existing 1,771 square foot single-family residence, garage, and accessory structure, and construct a new three unit, two-story, two-bedroom, 5,007 square foot residential condominium development on a 7,250 square foot lot adjacent to Mission Creek. The 5,007 square foot development is comprised of three residential units at 1,268 square feet, 1,172 square feet, and 1,256 square feet; three 400 square foot, attached two-car garages (1,200 square foot total); three 28 square foot storage areas (84 square foot total), and three 9 square foot trash enclosure areas (27 square foot total). A total of 1,095 cubic yards of grading is proposed, primarily involving fill and recompaction. The project requires review by the Planning Commission for a Tentative Subdivision Map and three requested zoning modifications for encroachment into the front and interior setbacks, and to allow a fence to exceed the maximum 3.5 foot height in the front setback.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Tentative Subdivision Map and requested modifications.)

CONCEPT REVIEW - CONTINUED ITEM**4. 416 MONTGOMERY ST****R-2 Zone**

(5:05) Assessor's Parcel Number: 025-393-003
 (35 min) Application Number: MST2008-00131
 Owner: Dan Secord
 Agent: Dave Tabor
 Designer: Eric Swenumson

(Proposal to convert two existing, one-story, residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. Existing unit number one is a three-bedroom, 1,346 square foot unit. Existing unit number two is a two-bedroom, 1,063 square foot unit. An existing two-car, legal-nonconforming, detached garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street. The project requires Staff Hearing Officer Review of a Tentative Subdivision Map.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 13 S SOLEDAD ST****R-2 Zone**

(6:00) Assessor's Parcel Number: 017-183-018
 (35 min) Application Number: MST2008-00474
 Owner: City of Santa Barbara
 Applicant: Housing Authority of Santa Barbara
 Architect: Thomas Moore

(Proposal for site improvements to a 1.17 acre lot currently developed with 15 residential apartments. Site improvements include the removal of the existing covered carports and addition of a new masonry garden wall, replace wood curbs with concrete curbs, add new lighting in parking area, a new 147 square foot trash enclosure, a new 75 square foot garden shed, and the addition of three new canopy trees in the parking area. No alterations are proposed for the existing residential units. The proposal will include 31 uncovered parking spaces. 33 parking spaces are currently provided and 19 spaces are required. The project requires Staff Hearing Officer review for a modification request to allow the proposed shed to be located in the required interior setback.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for a requested modification.)

CONCEPT REVIEW - CONTINUED ITEM**6. 130 S HOPE AVE****C-2/SD-2 Zone**

(6:35) Assessor's Parcel Number: 051-010-007
 (35 min) Application Number: MST2008-00450
 Owner: Macerich Company
 Applicant: The Conceptual Motion Company
 Architect: Benson & Bohl Architects

(Proposal for an exterior façade remodel in two locations (Suites F120 and F127) of Building F at La Cumbre Plaza, for a total of 150 linear feet. No new square footage is proposed.)

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

CONCEPT REVIEW - NEW ITEM**7. 3835 STATE ST****C-2/SD-2 Zone**

(7:10) Assessor's Parcel Number: 051-010-007
 (35 min) Application Number: MST2008-00487
 Owner: Macerich Company
 Applicant: The Conceptual Motion Company
 Architect: Benson & Bohl Architects

(Proposal for an exterior facade remodel of 210 linear feet to existing Building C, adjacent to Sears, in the La Cumbre Plaza.)

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

PRELIMINARY REVIEW**8. 1210 E MASON ST****R-2 Zone**

(7:45) Assessor's Parcel Number: 017-142-002
 Application Number: MST2008-00298
 Owner: Lositzki Walter
 Applicant: Manuel Contreras
 Designer: Cesar Cruz

(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 #1 is proposed at 1,508 square feet, and Unit #2 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.

(Preliminary Approval is requested.)

CONSENT CALENDAR – SEE SEPARATE AGENDA