



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, January 12, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 CAROL GROSS
 GARY MOSEL
 PAUL ZINK
 CHRISTOPHER GILLILAND
 KEITH RIVERA

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

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 <u>folded plans</u> 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 ABR 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, January 08, 2009 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 January 06, 2009.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

PRELIMINARY REVIEW**1. HALEY - DE LA VINA ST BRIDGE****C-2 Zone**

(3:20) Assessor's Parcel Number: 037-203-001
 (45 min) Application Number: MST2003-00651
 Owner: City of Santa Barbara, Public Works
 Engineer: Bengal Engineering
 Applicant: James Colton, Project Manager II
 Architect: Penfield and Smith Engineers, Inc.
 Landscape Architect: David Black

(Proposal for the demolition and reconstruction of the bridge spanning Mission Creek at the intersection of Haley and De La Vina Streets. The proposed bridge will be widened to accommodate the 20-year storm-water flow in the creek. The project also includes the demolition of the house located at 434 De La Vina Street.)

(Preliminary Approval expired 12/17/08. Preliminary and Final Approval is requested.)

CONCEPT REVIEW - CONTINUED ITEM**2. 825 DE LA VINA ST****C-2 Zone**

(4:05) Assessor's Parcel Number: 037-041-024
(45 min) Application Number: MST2007-00400
Owner: 825 De La /Popp LLC
Architect: B3 Architects

(Proposal for a new three-story mixed-use project to include seven residential condominiums and a total of 750 square feet of 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 809 to 1,776 square feet. A total of 19 parking spaces will be provided onsite (14 covered and 5 uncovered). Project requires Planning Commission review of a Tentative Subdivision Map.)

(Third Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission review of a Tentative Subdivision Map.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 700 BLK E ALAMAR AVE 2588 SEG ID**

(4:50) Assessor's Parcel Number: ROW-002-588
(45 min) Application Number: MST2008-00554
Owner: City of Santa Barbara Public Works
Architect: Synergy Development Services
Applicant: Omnipoint Communications

(This is a new project proposal for the installation of three new 59 inch wireless panel antennas to be mounted on top of a utility pole located within the public right-of-way. The combined height of the utility pole and panel antennas is 43 feet. The project will remove the existing utility pole and replace with a new pole. The new utility pole will be located approximately four feet east to comply with ADA sidewalk accessibility. The antenna coaxial cables will be mounted flush on the utility pole and the antennas will be painted brown to match the utility pole. The project also includes two above ground power pedestals at 4 feet and 3.7 feet in height. The remaining equipment will be located in an underground (7 x 17 foot) equipment vault. The proposal also includes removal and replacement of 20 feet of existing curb and gutter per city standards. Per SBMC 28.94.030.DD.5 the project may be determined to be exempt from a Conditional Use Permit if the Architectural Board of Review (ABR) can make the findings of No Visual Impacts. The ABR's purview involves the location of the antenna on site, and color and size of the proposed antenna so as to minimize any adverse visual impacts.)

(Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 101 S LA CUMBRE****C-2/SD-2 Zone**

(5:35) Assessor's Parcel Number: 051-022-027
 (45 min) Application Number: MST2008-00084
 Owner: Avenue 26 Holdings, LLC
 Owner: The Horowitz Group
 Owner: Worchell Family Trust
 Architect: Callison Architects
 Business Name: Wachovia

(Proposal to demolish the existing 1,656 square foot gas station and construct a new 3,332 square foot one-story building for Wachovia Bank on a 26,605 square foot lot in the C-2 Zone. The proposal includes a walk up depository, ATM, new site landscaping, 15 new parking spaces, 3 bicycle spaces, and a new trash enclosure. The project requires Development Plan Approval by Architectural Board of Review for the allocation of 1,676 square feet of new non-residential square footage.)

(Comments only; Project requires Environmental Assessment, and Development Plan Approval.)

PRELIMINARY REVIEW**5. 1405 HARBOR VIEW DR****R-2/SD-3 Zone**

(6:20) Assessor's Parcel Number: 015-292-005
 Application Number: MST2007-00278
 Owner: Carlos Villareal
 Architect: Tom Jacobs

(Proposal to demolish an existing 985 square foot single-family residence and 337 square foot detached garage and construct two new two-story, single-family residences with attached two-car garages. Unit 1 is proposed to be 1,900 square feet, and the second unit is proposed to be 1,834 square feet, including the two-car garage. Total proposed development includes 3,734 square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer Approval of a Coastal Development Permit and modifications on 12/17/08 (Resolution No 093-08).

(Project requires compliance with Staff Hearing Officer Resolution No. 093-08.)

CONSENT CALENDAR – SEE SEPARATE AGENDA