



# 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, February 09, 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  
 CHRISTOPHER GILLILAND  
 CAROL GROSS  
 GARY MOSEL  
 KEITH RIVERA  
 PAUL ZINK

**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](http://www.SantaBarbaraCa.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://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](mailto: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 February 05, 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](http://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](http://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 26, 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.

**FINAL REVIEW****1. 1015 SAN ANDRES ST****R-2 Zone**

**(3:15)** 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. Final Approval is requested.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 352 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

**(3:50)** Assessor's Parcel Number: 051-240-003  
**(45 min)** Application Number: MST2009-00002  
 Owner: DCH Ca. Investments, LLC  
 Architect: Peikert Group Architects  
 Applicant: Santa Barbara Airport Auto Center, LLC

(Phase two of the proposed project is for the conversion and enclosure of 6,299 square feet square feet of existing auto service bays and the expansion of the western footprint of the existing building by 1,626 square feet for a total of 7,925 square feet. The proposed addition and conversion will require approval for additional commercial square footage. The proposed project area, along with the 3,251 square feet interim project, will become an 11,176 square feet retail auto sales offices, auto displays and auto parts storage building. Approximately 18 service bays, occupying a footprint of 6,361 square feet, will remain and a new entrance area to the service area on the north side of the building will be constructed. Additional parking for the project will be provided on site, both at the back of the lot and adjacent to the front entrance of the auto sales show room. Phase one of the project was approved under MST2009-00015. The proposal takes place on a 5.78 acre site and the parcel is split into two lease areas. Lease Area "A" will be occupied by a new Lexus Dealership and received approval under MST2007-00613. The remaining portion of the parcel (Lease Area "B") will be occupied by the Santa Barbara Auto Gallery. The project requires Planning Commission review for Development Plan Approval for phase two of Lease Area B.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Development Plan Approval.)**

**PRELIMINARY REVIEW****3. 1309 BLANCHARD ST****R-2 Zone**

**(4:35)** Assessor's Parcel Number: 031-391-034  
**(30 min)** Application Number: MST2008-00535  
 Owner: Jose Luis Gonzalez  
 Architect: Jose Luis Esparza

(Proposal to construct a new 600 square foot, two-story, one-bedroom accessory dwelling unit with an attached 447 square foot two-car garage; and a new 223 square foot second story addition, with a 62 square foot second story deck, to the existing 967 square foot main residential unit on a 5,125 square foot lot in the R-2 Zone. The proposal includes demolition of an existing 241 square foot studio unit and an existing detached 298 square foot, legal non-conforming, one-car garage. The proposal will include a total of three on site parking spaces, provided in a two-car garage and one uncovered tandem space. Also proposed is 200 cubic feet of lockable storage space, for each unit, located inside the proposed two-car garage.)

**(Preliminary Approval is requested.)**

**\*\* THE BOARD WILL RECESS AT 5:05 P.M. AND RECONVENE AT 5:25 P.M. \*\***

**PRELIMINARY REVIEW****4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

**(5:25)** Assessor's Parcel Number: 009-230-043  
(80 min) Application Number: MST2004-00493  
Architect: Jeff Gorrell  
Applicant: John Price  
Owner: Olive Oil & Gas L P

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

**(Project requires compliance with City Council Resolution No. 08-084.)**

**PRELIMINARY REVIEW****5. 824 E CANON PERDIDO ST****C-2 Zone**

**(6:45)** Assessor's Parcel Number: 031-042-007  
(35 min) Application Number: MST2005-00504  
Owner: James and Carla Gally  
Architect: Larry Thompson

(A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received Staff Hearing Officer Approval on 11/8/06 for a Tentative Subdivision Map and modifications for encroachments into the required rear setback (Resolution No. 078-06). The original ABR Preliminary Approval expired on 12/11/07.)

**(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 078-06.)**

**PRELIMINARY REVIEW****6. 822 E CANON PERDIDO ST****C-2 Zone**

**(7:20)** Assessor's Parcel Number: 031-042-006  
Application Number: MST2005-00506  
Architect: Larry Thompson  
Owner: James and Carla Gally

(A revised proposal for the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 Zone. A total of 8 on-site parking spaces will be provided, in four attached two-car garages (ranging in size between 423 and 490 square feet). The project received Staff Hearing Officer Approval on 11/8/06 for a Tentative Subdivision Map (Resolution No. 077-06). The original ABR Preliminary Approval expired on 5/29/08.)

**(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 077-06.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**