



# 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, June 1, 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 Thursday, May 28, 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 **May 18, 2009**.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**DISCUSSION ITEM:****(3:20)**

(20 MIN)

**Proposed City Charter amendment to reduce ABR membership from 9 to 7 members.**

City Staff Presenter: Jaime Limón, Senior Planner.

**CONCEPT REVIEW - CONTINUED ITEM****1. 124 LOS AGUAJES AVE****R-4/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 033-041-007  
**(45 MIN)** Application Number: MST2004-00725  
 Owner: Mark Edwards  
 Agent: Fermina Murray  
 Agent: Compass Rose  
 Architect: Peter Ehlen

(Proposal to demolish an existing 887 square foot single-family residence and a 400 square foot garage and to construct three new condominiums consisting of a 1,431 square foot two-bedroom residential unit, a 1,374 square foot one-bedroom unit and a 1,020 square foot one-bedroom residential unit. The project will result in a three-story 3,825 square foot structure with 1,190 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. Modifications are requested to allow encroachments into the required interior and front setbacks.)

**(Fourth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for a Tentative Subdivision Map, a Coastal Development Permit, and zoning modifications.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 4151 FOOTHILL RD****COUNTY Zone**

**(4:25)** Assessor's Parcel Number: 059-160-017  
**(45 MIN)** Application Number: MST2008-00496  
 Owner: Webster Properties LP  
 Applicant: Michael Towbes  
 Agent: Steve Fort  
 Architect: Lenvik & Minor Architects  
 Engineer: Penfield & Smith Engineers

(Proposal to construct three, two-story, commercial office buildings, for a total of 71,025 square feet, on a proposed four acre site in the C-1/SD-2 Zone. Building A is proposed to be 41,801 square feet. Buildings B and C are proposed to be 14,612 square feet each. The proposal includes the demolition of the existing gas station and on-site remediation. The project proposes 61,425 square feet of landscaping, bio-swales, 199 parking spaces and 28 bike spaces, and public improvements including sidewalks, parkways, and a proposed bike path. 16,447 cubic yards of grading is proposed. The project requires Planning Commission review for Annexation, General Plan Amendment, Zone Change, Development Plan and a Conditional Use Permit.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Annexation, General Plan Amendment, Zone Change, Development Plan and a Conditional Use Permit.)**

**PRELIMINARY REVIEW****3. 436 CORONA DEL MAR DR****R-4/SD-3 Zone**

**(5:10)** Assessor's Parcel Number: 017-321-007  
**(40 MIN)** Application Number: MST2008-00420  
 Owner: Larry Agostino  
 Architect: Pujo & Associates  
 Designer: Design By Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construct a new three-story, 3,094 square foot, two-unit residential duplex and a 548 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 2,159 square feet and unit two at 934 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes a swimming pool, a pool equipment storage shed attached to the garage, and photovoltaic solar panels. A total of 220 cubic yards of grading is proposed to be balanced on site. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval, and Planning Commission approval on appeal, for a Coastal Development Permit and a zoning modification to allow the garage to be built within the interior setback (Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09).)

**(Project requires compliance with Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09.)**

**\*\* SCHEDULED RECESS FROM 5:50 P.M. TO 6:10 P.M. \*\***

**CONCEPT REVIEW - CONTINUED ITEM****4. 312 RANCHERIA ST****R-4 Zone**

**(6:10)** Assessor's Parcel Number: 037-231-010  
**(40 MIN)** Application Number: MST2005-00634  
 Architect: Jose Luis Esparza  
 Owner: Rancheria Cottages, LLC

(A revised architectural style for the proposal to construct five, two-story, attached residential condominiums on an 11,375 square foot lot in the R-4 Zone. The proposal will consist of four two-bedroom units and one one-bedroom unit and vary in size from 991 to 1,104 square feet for a combined total of 5,407 square feet of living area. Each unit will have an attached two-car garage for a combined garage total of 2,230 square feet. The proposal includes 243 cubic yards of cut and fill and demolition of the two existing residential units and three storage sheds. The project requires Staff Hearing Officer review for a requested modification to allow the front entry porch to extend into the required 10 foot front setback. The project received Planning Commission approval for a Tentative Subdivision Map on July 13, 2006 (Resolution No. 029-06) and a time extension by the Staff Hearing Officer on June 16, 2008 (Resolution No. 058-08).)

**(Comments only; Project requires a Substantial Conformance Determination, Staff Hearing Officer review for a requested modification, and compliance with Planning Commission Resolution No. 029-06 and Staff Hearing Officer Resolution No. 058-08.)**

**PRELIMINARY REVIEW****5. 3855 STATE ST****C-2/SD-2 Zone**

**(6:50)** Assessor's Parcel Number: 051-010-010  
**(30 MIN)** Application Number: MST2009-00210  
Owner: Grace Lutheran Church of Santa Barbara  
Owner: Macerich La Cumbre, LLC  
Applicant: The Vons Companies Inc.  
Agent: Little Div Architectural Consulting  
Architect: Courtney & Le Architects

(Proposal for an exterior facade remodel at the Vons in the La Cumbre Plaza. The proposal includes restriping parking stalls, the addition of accessible stalls and pathways per city requirements, new roof top equipment, exterior lighting, and landscaping.)

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

**PRELIMINARY REVIEW****6. 3759 STATE ST****C-P/SD-2 Zone**

**(7:20)** Assessor's Parcel Number: 051-040-053  
Application Number: MST2009-00227  
Owner: Regency Realty Group, Inc  
Architect: Cearnal Andrulaitis, LLP  
Landscape Architect: Guillermo Gonzalez  
Business Name: Whole Foods

(Proposal for a façade remodel for three existing commercial buildings in the C-P/SD-2 Zone. The proposal includes the addition of an outdoor seating area, a new trellis and awnings, grading and restriping the existing 258 space parking lot, ADA improvements, 37 bicycle spaces, and landscape alterations, including the addition of bio-swales. All of the existing trees are proposed to remain.)

**(Preliminary Approval is requested.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**