



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 15, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	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.
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, June 11, 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 **June 01, 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. 618 SAN PASCUAL ST****R-3 Zone**

(3:15) Assessor's Parcel Number: 037-102-023
(45 MINS) Application Number: MST2008-00059
Owner: Habitat for Humanity
Architect: Peikert Group Architects

(Proposal to construct four two-story attached residential condominium units on an existing 6,250 square foot vacant lot in the R-3 Zone. The proposed units will be offered to low income residents. The proposal includes one one-bedroom unit and three two-bedroom units to range in size from 867 square feet to 1,243 square feet. Parking will be provided by four one-car garages. The total proposed building footprint is 2,853 square feet on a 6,250 square foot lot. The proposal also includes 1,664 square feet of outdoor living space. The project received Staff Hearing Officer approval for a Tentative Subdivision Map and requested modifications on 3/11/09 (Resolution No. 020-09).)

(Project requires compliance with Staff Hearing Officer Resolution No. 020-09.)

CONCEPT REVIEW - CONTINUED ITEM**2. 705 NORMAN FIRESTONE RD****A-F/SD-3 Zone**

(4:00) Assessor's Parcel Number: 073-450-003
 (35 MINS) Application Number: MST2008-00524
 Owner: City of Santa Barbara
 Applicant: Goleta Sanitary District
 Architect: Penfield & Smith Engineers, Inc.

(Proposal to construct a new 400 square foot pump house, an 8-foot tall block wall that encompasses a 57 foot by 80 foot area around the pump house, and new landscaping on the City Airport property. The pump house will provide a permanent replacement of the forced main at the Firestone Road Lift Station. Project requires Planning Commission Review for a Coastal Development Permit.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

DISCUSSION ITEM**UPPER STATE STREET AREA DESIGN GUIDELINES**

(4:35) Staff Presentation: Heather Baker, Project Planner
 (25 min)

(These draft guidelines constitute an update to the 1992 *Upper State Street Area Design Guidelines*. The guidelines are generally for Design Review and Planning Commission use in review of private development proposals. The updated guidelines are largely adapted from the *Upper State Street Study* adopted by City Council in May 2007.)

(Staff recommends the ABR review and recommend guidelines to City Council for adoption. The draft guidelines are also agendized for Planning Commission review on June 11th, 2009.)

CONCEPT REVIEW - NEW ITEM**3. 418 N MILPAS ST****C-2/R-2 Zone**

(5:00) Assessor's Parcel Number: 031-311-033
 (40 MINS) Application Number: MST2009-00271
 Owner: Riviera Vista I, LLC
 Applicant: DesignArc

(Proposal to permit an "as-built" 790 square foot commercial addition and a change of use from a nursery to three new tenant lease spaces, to include an office, an auto sales, and retail sales. Additional site improvements include 3 new parking spaces for a total of 14 required parking spaces, a new parking planter, new landscaping in the existing planters, and the addition of a 5 foot landscape buffer along the east property line adjacent to the R-2 zone property. The proposal will abate violations from enforcement cases: ENF2007-01134 and ENF2009-00170.)

(Comments only; project requires Environmental Assessment.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 226 W DE LA GUERRA ST****R-3/R-4 Zone****(6:00)** Assessor's Parcel Number: 037-041-015

(45 MINS) Application Number: MST2009-00248

Owner: Stephen V. and Celeste E. Harrel

(Proposal for a 674 square foot two-story addition and remodel to an existing 1,066 square foot, one-story, single-family residence, resulting in a two-unit, 1,740 square foot, two-story, residential duplex on a 6,250 square foot lot. Unit A is a proposed one-story, two-bedroom, 770 square foot residential unit. Unit B is a proposed two-story, two-bedroom, 970 square foot residential unit. Four covered parking spaces will be provided by an existing legal non-conforming detached, 984 square foot, four-car garage. The proposal includes alterations to the existing garage structure to include a new roof, new garage doors, and new exterior paint to match the proposed duplex.)

(Action may be taken if sufficient information is provided.)

PRELIMINARY REVIEW**5. 436 CORONA DEL MAR DR****R-4/SD-3 Zone****(6:45)** Assessor's Parcel Number: 017-321-007

(30 MINS) 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.)

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

PRELIMINARY REVIEW**6. 3855 STATE ST****C-2/SD-2 Zone**

(7:15) Assessor's Parcel Number: 051-010-010
(30 MINS) Application Number: MST2009-00210
 Owner: Grace Lutheran Church of Santa Barbara
 Owner: Macerich La Cumbre, LLC
 Applicant: The Vons Companies, Inc.
 Architect: Courtney & Le Architects
 Agent: Little Div Architectural Consulting

(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**7. 416 MONTGOMERY ST****R-2 Zone**

(7:45) Assessor's Parcel Number: 025-393-003
 Application Number: MST2008-00131
 Owner: Dan Secord
 Agent: Dave Tabor
 Designer: Eric Swenumson
 Landscape Architect: Earthform Design

(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, detached two-car 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 received Staff Hearing Officer approval for a Tentative Subdivision Map on 4/8/09.)

(Project requires compliance with Staff Hearing Officer Resolution No. 025-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA