



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, October 05, 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
 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 <u>folded</u> plans are required at the <u>time of submittal & each time plans are revised</u> . <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, October 01, 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 September 21, 2009.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 3222 STATE ST****C-2/SD-2 Zone**

(3:20) Assessor's Parcel Number: 053-332-031
(30 MIN) Application Number: MST2009-00377
 Owner: Anthony Osehan and Yani Trustees
 Applicant: Chris Sewell

(Proposal for a conceptual review for a minor facade remodel at the Agave Inn to include an "as-built" wood decorative element along the street facade and an "as-built" exterior color change.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 903 W MISSION ST****R-2 Zone**

(3:50) Assessor's Parcel Number: 043-113-009
(45 MIN) Application Number: MST2009-00388
 Owner: Kenneth and Heidi Harbaugh
 Architect: Marc Perry Architect
 Applicant: Tarah Brown

(Proposal to construct a new 555 square foot second story accessory dwelling unit above a new 636 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 315 square foot non-conforming garage, a 38 square foot addition and a new 61 square foot covered porch to the existing main residence. The project will result in an 854 square foot main residence, a 555 square foot new accessory dwelling unit and a new 636 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard.)

(Comments Only; Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 421 N MILPAS ST****C-2 Zone**

(4:35) Assessor's Parcel Number: 031-303-021
(45 MIN) Application Number: MST2009-00393
Owner: Darrell Becker
Architect: Burnell & Jewett

(The proposal includes the conversion of the existing 838 square foot second floor residential unit to commercial space, the demolition of an existing 515 square foot residential unit, and construction of a new 236 square foot detached office building on a 4,590 square foot lot. The project also includes three new uncovered parking spaces and a new wall and gates along the south property line. The project requires Development Plan Approval Findings by the Architectural Board of Review for 1,074 square feet of new commercial square footage. There are two existing commercial units, totaling 1,528 square feet, on the first floor which are proposed to remain. The project received ABR approval on 8/24/09 for a façade remodel to the existing mixed-use building. The proposal will abate violations outlined in ENF2009-00971.)

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

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

(5:20) Assessor's Parcel Number: 037-231-010
(30 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 7/13/06 (Resolution No. 029-06) and a time extension by the Staff Hearing Officer on 7/16/08 (Resolution No. 058-08).)

(Second Concept Review. 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. 421 E COTA ST****C-M Zone**

(5:50) Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke
Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six, two-bedroom and two, three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer approval on 8/12/09 (Resolution No. 070-09) for a requested zoning modification for a reduction of the required parking.)

(Project requires compliance with Staff Hearing Officer Resolution 070-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA