### ARCHITECTURAL BOARD OF REVIEW AGENDA

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, November 30, 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](http://www.SantaBarbaraCa.gov)

### ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST

(See ABR Guidelines & Design Review Submittal Requirements for Details)

<table>
<thead>
<tr>
<th>Category</th>
<th>Required</th>
<th>Suggested</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONCEPT REVIEW</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Application &amp; Submittal Fee</td>
<td>- (Location: 630 Garden Street)</td>
<td></td>
</tr>
<tr>
<td>Photographs</td>
<td>of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5” x 14” photo display board.</td>
<td></td>
</tr>
<tr>
<td>Plans</td>
<td>three sets of folded plans are required at the time of submittal &amp; each time plans are revised.</td>
<td></td>
</tr>
<tr>
<td>Vicinity Map and Project Tabulations</td>
<td>- (Include on first drawing)</td>
<td></td>
</tr>
<tr>
<td>Site Plan</td>
<td>drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</td>
<td></td>
</tr>
<tr>
<td>Exterior elevations</td>
<td>showing existing &amp; proposed grading where applicable.</td>
<td></td>
</tr>
</tbody>
</table>

**PRELIMINARY REVIEW**

<table>
<thead>
<tr>
<th>Required</th>
<th>Same as above with the following additions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plans</td>
<td>floor, roof, etc.</td>
</tr>
<tr>
<td>Site Sections</td>
<td>showing the relationship of the proposed building &amp; grading where applicable.</td>
</tr>
<tr>
<td>Preliminary Landscape Plans</td>
<td>required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</td>
</tr>
</tbody>
</table>

**FINAL & CONSENT**

<table>
<thead>
<tr>
<th>Required</th>
<th>Same as above with the following additions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Color &amp; Material Samples</td>
<td>to be mounted on a board no larger than 8.5” x 14” &amp; detailed on all sets of plans.</td>
</tr>
<tr>
<td>Exterior Details</td>
<td>windows, doors, eaves, railings, chimney caps, flashing, etc.</td>
</tr>
<tr>
<td>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</td>
<td></td>
</tr>
</tbody>
</table>
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, November 19, 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 November 16, 2009.

C. Consent Calendar review of November 30, 2009. The regular Consent agenda for November 23, 2009 was cancelled.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 1150 SAN ROQUE RD A-1 Zone
   (3:15) Assessor’s Parcel Number: 055-171-007
   (45 Min) Application Number: MST2009-00517
   Owner: City of Santa Barbara
   Agent: Patricia Saley
   Architect: KBZ Architects
   (Proposal to construct three new water treatment structures, two new treatment tank enclosures, and relocate 6 parking spaces at the Cater Water Treatment Plant. The proposal involves 12,436 square feet of new construction to the existing 159,304 square foot facility for a total of 171,740 square feet. The proposal will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project requires Planning Commission review for a Conditional Use Permit and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

   (Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Conditional Use Permit, a parking modification and encroachments into the required front and interior setbacks.)
CONCEPT REVIEW - NEW ITEM

2. 130 S HOPE AVE D-12A  C-2/SD-2 Zone
   (4:00) Assessor’s Parcel Number: 051-010-007
   (45 MIN) Application Number: MST2009-00523
   Owner: Riviera Dairy Products
   Architect: Sidley Jones, Inc.
   Owner: Macerich La Cumbre, LLC
   (Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the
   La Cumbre Plaza. The project will result in a Measure "E" credit of 422 square feet. The project
   requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

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

FINAL REVIEW

3. 336 N MILPAS ST  C-2 Zone
   (4:45) Assessor’s Parcel Number: 031-371-021
   Application Number: MST2006-00236
   Owner: E. R. Unterman, Family Trust
   Architect: Perkowitz & Ruth Architects
   (Proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood
   Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130
   square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The
   project will result in a Measure "E" credit of 1,451 square feet.)

   (Project was granted a one-year time extension of the Preliminary Approval on 10/5/2009. Final
   Approval is requested.)

CONSENT CALENDAR – SEE SEPARATE AGENDA