



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, December 14, 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 <u>at the 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, December 10, 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 30, 2009**.
- C. Consent Calendar: **December 7, 2009** and **December 14, 2009**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM**1. CITY-WIDE****ROW Zone**

(3:15) Assessor's Parcel Number: 000-000-0RW
 (45 MIN) Application Number: MST2009-00367
 Applicant: HP Communications, Inc.
 Owner: City of Santa Barbara

(Proposal by NextG Networks for the installation of a new City-wide network system of fiber optic cables, antennas, and equipment to be located within the City right-of-way at 52 locations. The antennas will be located on existing utility poles and the associated equipment will be located either on the poles, in above-ground cabinets, or in underground vaults within the City right-of-way. Seven locations are within El Pueblo Viejo Landmark District and will be reviewed by the Historic Landmarks Commission.)

(Third Concept Review. Comments only, pursuant to CUP exemption for micro cell antennas, SBMC section 28.94.030(DD)(1)(d).)

DISCUSSION TOPIC:

UPDATE REGARDING CITY PROCESSING AND THE ABR'S ROLE IN REVIEW OF "MICRO CELL" ANTENNA AND EQUIPMENT APPLICATIONS PROPOSED BY NEXTG NETWORKS, AS A PUBLIC UTILITY.

City Staff Presenters: Steve Wiley, City Attorney, and Jaime Limón, Senior Planner.

CONCEPT REVIEW - CONTINUED ITEM**2. 1150 SAN ROQUE RD****A-1 Zone**

(4:00) 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 buildings, two new treatment tank enclosures, and relocate 6 parking spaces at the Cater Water Treatment Plant. The proposal involves 8,350 square feet of new buildings and 4,000 square feet of new structures for a total of 12,350 square feet. The existing site is currently developed with 20,052 square feet of buildings and 139,252 square feet of other structures to the existing 159,304 square foot facility. The proposal will result in a 171,654 square foot water treatment facility and 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 for a non-residential use in a residential zone and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

(Second Concept Review. 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.)

PRELIMINARY REVIEW**3. 4200 CALLE REAL**

(4:45) Assessor's Parcel Number: ROW-003-382
(45 MIN) Application Number: MST2008-00505
 Owner: City of Santa Barbara
 Owner: Caltrans
 Applicant: Jessica Grant, City Project Planner
 Applicant: Thomas Conti, City Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

(Preliminary Approval is requested.)

FINAL REVIEW**4. 336 N MILPAS ST****C-2 Zone**

(5:30) Assessor's Parcel Number: 031-371-021
(40 MIN) Application Number: MST2006-00236
Owner: E. R. Unterman
Architect: Perkowitz & Ruth Architects

(A revised 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.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 6:10 P.M. AND RECOVENE AT 6:30 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 820 BOND AVE.****C-2 Zone**

(6:30) Assessor's Parcel Number: 031-234-025
(40 MIN) Application Number: MST2009-00527
Owner: Calvin D. Marble
Applicant: Sprint / Nextel
Agent: Norcal Consulting
Architect: PDC Corporation

(Proposal for the addition of 3 new panel antennas and 3 new parabolic dishes to an existing wireless facility to be located on the roof of an existing commercial building. The proposal involves the construction of four (4) new 25 square foot tower elements (100 square feet total). The proposed equipment will be located within three of the new tower elements. The site is currently developed with 2 equipment cabinets and 3 panel antennas located within an existing roof tower element. The project requires Findings of No Visual Impacts.)

(Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - CONTINUED ITEM**6. 903 W MISSION ST****R-2 Zone**

(7:10) Assessor's Parcel Number: 043-113-009
(35 MIN) Application Number: MST2009-00388
 Owner: Kenneth and Heidi Harbaugh
 Architect: Marc Perry Architects
 Applicant: Tarah Brown

(Proposal to construct a new 594 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, and a new 61 square foot covered porch to the existing main residence. The project will result in an 884 square foot main residence, a 594 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.)

(Second Concept Review. Project requires Environmental Assessment and Staff Hearing Officer review for a modification to provide less than the 600 square feet of the required open yard area.)

CONCEPT REVIEW - CONTINUED ITEM**7. 1812 & 1814 SAN PASCUAL ST.****R-3 Zone**

(7:45) Assessor's Parcel Number: 043-163-011
(45 MIN) Application Number: MST2006-00411
 Owner: Michael Szymanski
 Architect: Hogarth & Associates

(This is a revised proposal which requires a new notice. Proposal to construct a new four-bedroom 1,169 square foot residential unit (Unit D) above an existing two-bedroom 1,175 square foot single-family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition, resulting in 1,010 square feet, and a 1,016 square foot second-story addition to the existing 2,115 square foot duplex (Units A & B). The proposal will result in four residential units in two duplex configurations, including 3 four-bedroom units ranging from 1,169 to 1,572 square feet and a two-bedroom 1,010 square foot unit on an 11,100 square foot lot. A total of 8 parking spaces will be provided on site with two existing uncovered spaces, a new 500 square foot two-car garage, and 2 new two-car carports. The project is proposed to be completed in two phases; phase one involves Units C & D and the parking, and phase two involves the proposed second-story addition to the existing Units A & B. The proposal will abate the violations listed under enforcement case ENF2005-00016.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA