



# 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, February 08, 2010**      **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)**

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - 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.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - 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.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - 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.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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 Wednesday, February 03, 2010, 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 **January 25, 2010**.
- C. Consent Calendar: Review Approval for **February 1, 2010** and **February 8, 2010**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1032 E MASON ST****R-2 Zone****(3:15)**

Assessor's Parcel Number: 017-133-005

(45 MIN)

Application Number: MST2009-00332

Owner: Second Baptist Church of Santa Barbara

Architect: Bill Spencer

(Proposal for a new two-story, six-unit, affordable residential complex on an existing 24,997 square foot lot. The proposed residential complex will be comprised of six, one-bedroom, 540 square foot units, totaling 3,240 square feet. Each unit will include 120 square feet of private outdoor living space. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The proposal involves converting 1,599 square feet of the existing duplex to non-residential use for a fellowship hall and requires Measure E square footage. The remaining 720 square foot "care taker's unit" on the second floor is proposed to remain. A total of 21 parking spaces will be provided, including two accessible spaces. The proposed development will result in 3,864 square feet of non-residential use and a total of seven residential units, totaling 3,960 square feet. Planning Commission review and State Density Bonus concessions or incentives are required for a requested six-unit building in the R-2 Zone, parking modification, outdoor living space modification, interior setback modification, two front setback modifications, Development Plan Approval, and a Conditional Use Permit for a Church in the R-2 Zone.)

**(Comments only; project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for five requested zoning modifications, Development Plan Approval, Bonus Density, and a Conditional Use Permit.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 825 DE LA VINA ST****C-2 Zone**

**(4:00)** Assessor's Parcel Number: 037-041-024  
(45 MIN) Application Number: MST2007-00400  
Owner: 825 De La Vina, LLC  
Architect: Keith Rivera

(Proposal for two new three-story mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 752 to 1,662 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 8,191 square feet of residential area and 686 square feet of commercial area for a total of 8,877 square feet. A total of 19 parking spaces will be provided on site (14 covered and five uncovered). Planning Commission approval is requested for a Tentative Subdivision Map.)

**(Sixth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review of a Tentative Subdivision Map.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. 617 BRADBURY AVE****C-2 Zone**

**(4:45)** Assessor's Parcel Number: 037-122-006  
(55 MIN) Application Number: MST2007-00559  
Owner: Leed Santa Barbara, LLC  
Architect: AB Design Studio

(the project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,467 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,318 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 983 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

**(Seventh Concept Review. Comments only; the project requires approval by the City Council.)**

**\* THE BOARD WILL RECESS FOR 20 MINUTES AT 5:40 P.M. AND RECOVENE AT 6:00 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****4. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

**(6:00)** Assessor's Parcel Number: 051-010-007  
(35 MIN) Application Number: MST2009-00523  
Owner: Riviera Dairy Products  
Architect: Sidley Jones, Inc.  
Business Name: Love Culture

(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.)

**(Third Concept Review. Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)**

**PRELIMINARY REVIEW****5. 522 GARDEN ST****C-M Zone**

**(6:35)** Assessor's Parcel Number: 031-211-023  
(35 MIN) Application Number: MST2008-00598  
Owner: Steven Harper  
Designer: Ryan Mills  
Architect: Edward De Vicente

(Proposal to demolish an existing 1,460 square foot single-family residence and construct a new, 2,649 square foot, three-story, mixed-use building on a 3,312 square foot lot. The building consists of 392 square feet of new commercial space on the first floor, and an 1,781 square foot residential unit with a 119 square foot deck on the second floor, a 551 square foot deck on the third floor, an attached 476 square foot, two-car garage for the residential unit. Two uncovered parking spaces will be provided for the commercial space. The proposal includes new site landscaping and the relocation of one street tree.)

**(Preliminary Approval is requested.)**

**CONCEPT REVIEW - CONTINUED ITEM****6. 1812 & 1814 SAN PASCUAL ST.****R-3 Zone**

**(7:10)** Assessor's Parcel Number: 043-163-011  
**(35 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.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**