



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, March 22, 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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & 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 & 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 at the <u>time of submittal & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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 **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, March 18, 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.
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 **March 08, 2010**.
- C. Consent Calendar: **March 15, 2010** and **March 22, 2010**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

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

(3:15) Assessor's Parcel Number: 055-171-007
(30 MIN) Application Number: MST2009-00517
 Owner: City of Santa Barbara
 Agent: Joe Wilcox
 Architect: KBZ Architects

(Proposal to construct three new water treatment buildings and two new treatment tank enclosures at the Cater Water Treatment Plant. The proposal involves 7,999 square feet of new buildings and 5,890 square feet of new structures for a total of 13,889 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 also includes the relocation of 12 existing parking spaces, new accessible walkways and new site landscaping. The proposal will result in a 173,193 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.)

(Third 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.)

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

(3:45) Assessor's Parcel Number: 037-122-006
(45 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, 4,320 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 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 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.)

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

CONCEPT REVIEW - CONTINUED ITEM**3. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

(4:30) Assessor's Parcel Number: 015-291-010
(30 MIN) Application Number: MST2009-00500
 Owner: William H. Pritchett Sr.
 Architect: Gilbert Garcia

(This is a revised proposal to abate violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

(Third Concept Review. Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing officer review for a zoning modification.)

REVIEW AFTER FINAL**4. 1298 LAS POSITAS RD****A-1 Zone**

(5:00) Assessor's Parcel Number: 047-010-034
(30 MIN) Application Number: MST2007-00492
 Applicant: Burke Design
 Owner: City of Santa Barbara
 Owner: Elings Park Foundation
 Designer: Burke Design

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio St.). The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

(Review After Final for revised configuration of the bio-swale, new location of pedestrian access at the Valerio Street entrance, revised height of retaining walls, revised entrance door, modify the existing parking to change 11 standard spaces to 12 compact spaces and waive the requirement for the finger planter, and revised landscaping to reduce the number of proposed trees to comply with high fire hazard requirements.)

PRELIMINARY REVIEW**5. 1008 CHINO ST****R-2 Zone**

(5:30) Assessor's Parcel Number: 039-242-015
(30 MIN) Application Number: MST2007-00646
 Owner: DB Partners, LLC
 Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. Unit A and B are proposed to be 1,232 square feet and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project received Staff Hearing officer approval of a Tentative Subdivision Map on 1/27/2010.)

(Project requires compliance with Staff Hearing officer Resolution No. 005-10.)

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

PRELIMINARY REVIEW**6. 1924 EMERSON AVE****R-2 Zone**

(6:20) Assessor's Parcel Number: 025-401-014
(30 MIN) Application Number: MST2009-00475
Owner: Troy & Ken Jacobsen
Architect: Cearnal Andrulaitis Architecture

(Proposal to converting the existing 2,225 square foot two-story duplex into one residential unit, including the demolition of 44 square feet and a 528 square foot addition (90 square feet one-story addition and 438 square foot two-story addition) resulting in a 2,709 square foot two-story single family residence. A new detached one-story 593 square foot unit is proposed. Other improvements include the demolition and reconstruction of the existing non-conforming 377 square foot detached two-car garage, the demolition of an existing 69 square foot shed and construction of a new 119 square foot shed. Parking will be provided in a detached two-car garage and one new uncovered space. 134 cubic yards of grading is proposed. The 11,309 square foot parcel is located in the Hillside Design District with a 15 percent slope. The project received Staff Hearing officer Approval for requested zoning modifications on 1/13/2010.)

(Project requires compliance with Staff Hearing officer Resolution No. 001-10.)

CONCEPT REVIEW - CONTINUED ITEM**7. 820 BOND AVE.****C-2 Zone**

(6:50) Assessor's Parcel Number: 031-234-025
(30 MIN) Application Number: MST2009-00527
Owner: Calvin D. Marble, Family Trust
Applicant: Sprint / Nextel
Agent: Norcal Consulting
Architect: PDC Corporation

(This is a revised proposal for the addition of three new panel antennas, three new parabolic dishes, and one new equipment cabinet to an existing wireless facility. Four of the proposed antennas will be located within the existing roof tower element of the existing commercial building and two antennas will be located within a proposed new 12 square foot roof tower element designed to match the existing architecture. The site is currently developed with two equipment cabinets and three panel antennas located within the existing roof tower element. The project requires Findings of No Visual Impacts.)

(Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - CONTINUED ITEM**8. 2017 CHAPALA ST****R-2/R-O Zone**

(7:20) Assessor's Parcel Number: 025-302-007
(30 MIN) Application Number: MST2010-00036
Owner: B. K. Rai
Architect: Garcia Architects

(Proposal for the conversion of an existing two-story 1,893 square foot commercial building into a single-family residence and to provide a new accessible parking space for the existing 1,451 square foot commercial building. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single family residence and six for the commercial building. The project requires Staff Hearing officer review for zoning modifications to allow parking in the required front yard, and encroachments into the required interior setbacks.)

(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing officer review for zoning modifications.)

CONSENT CALENDAR – SEE SEPARATE AGENDA