

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 extension 4551, or by email at mbedard@santabarbaraca.gov. office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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, June 24, 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 **June 14, 2010**.
- C. Consent Calendar: **June 21, 2010, and June 28, 2010**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM:**(3:15)**

(60 MIN)

2010 DESIGN REVIEW TRAINING #1: "THE I GO CAR SHARING PROGRAM", AMERICAN PLANNING ASSOCIATION PRESENTATION

City Staff Presenter: Heather Baker, Project Planner; and Jaime Limón, Senior Planner.

(Approximately: a 45 minute recorded PowerPoint presentation and 15 minute discussion.)

Car sharing programs, growing in popularity across the U.S., are becoming an important tool to reduce car use and congestion in urban areas. I-GO Car Sharing, a Chicago-based nonprofit with more than 6,000 members, provides mobility when needed without car ownership expenses. More than half of I-GO members either sold or put off buying a car when they joined. Where car sharing is available, demand for parking goes down, and land previously devoted to parking can be put to other uses. Less parking reduces the costs of building and owning housing and commercial developments and fewer cars reduces CO₂ emissions and other pollutants. Sharon Feigon of I-GO Car Sharing provides background on how car sharing works, talks about its many benefits, and discusses car sharing innovations that link it more closely with a variety of transportation alternatives.

Sharon Feigon is the CEO of I-GO Car Sharing, an affiliate organization of the Center for Neighborhood Technology (CNT). Prior to that she was CNT's Manager of Research and Development, where she specialized in innovative market-based solutions to the problems of urban sprawl, and she coordinated CNT's transit oriented development program. Feigon is the author of *The New Transit Town* (Island Press, 2003). She has an MBA from DePaul University and a B.A. in economics from Antioch College.

To preview this training, see: <http://www.planning.org/tuesdaysatapa/2008/jan.htm>

This presentation is the last in a three-part series of City of Santa Barbara 2010 Design Review Trainings. All board and commission members and the public are encouraged to attend this training.

PRELIMINARY REVIEW

1. 825 DE LA VINA ST

C-2 Zone

(4:15) Assessor's Parcel Number: 037-041-024
(40 MIN) Application Number: MST2007-00400
Owner: 825 De La Vina, LLC
Architect: Keith Rivera
Agent: Derek Westen

(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 699 to 1,649 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 7,877 square feet of residential area and 686 square feet of commercial area for a total of 8,563 square feet. A total of 19 parking spaces will be provided on site (14 covered and five uncovered). The project received Planning Commission approval for a Tentative Subdivision Map on 3/18/10 (Resolution No. 002-10). The project received City Council approval on 5/11/10.)

(Project requires compliance with Planning Commission Resolution No. 002-10.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 216 NATOMA AVE

R-4/SD-3 Zone

(4:55) Assessor's Parcel Number: 033-062-019
(40 MIN) Application Number: MST2010-00145
Owner: Nancy Mammel
Architect: Pacific Arc Architects, Inc

(Proposal for alterations and additions to an existing 1,803 square foot, two-story duplex, on a 6,000 square foot lot, to include a new 101 square foot, one-story addition and a 220 square foot, two-story addition, to total 2,124 square feet, the demolition of the existing detached 460 square foot garage and construction of two new one-car garages, totaling 613 square feet. The proposal includes replacing the existing driveway, construction of new site walls at the front and rear, replace all existing doors and windows, construct a new ground floor patio, add new wooden decks, a new trash/recycle enclosure, and permit an "as-built" outdoor fire place in the rear yard. Staff Hearing Officer approval is requested for alterations within the required interior setback. The parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer for a modification for alterations within the required interior setback.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 199 N HOPE AVE****E-3/SD-2 Zone**

(5:35) Assessor's Parcel Number: 057-240-023
(35 MIN) Application Number: MST2010-00171
Owner: Roman Catholic Archbishop/Los Angeles, CA
Architect: Garcia Architects

(Proposal to demolish an existing one-story, 2,573 square foot pre-manufactured maintenance building and to construct a new one-story, 26 foot tall, 2,573 square foot maintenance building, located at an existing cemetery on a 20-acre parcel in the E-3 Zone. The new building will be constructed within the existing building footprint located on the northwesterly portion of the parcel. The project requires Planning Commission review for an amendment to the existing Conditional Use Permit for the Cemetery.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for an amendment to the Conditional Use Permit.)

PRELIMINARY REVIEW**4. 512 BATH ST**

(6:10) Assessor's Parcel Number: 037-161-035
(40 MIN) Application Number: MST2009-00469
Owner: Housing Authority of the City of Santa Barbara
Architect: Peikert Group Architects

(The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10 acre lot by the Housing Authority of the City of Santa Barbara. The proposal includes 53 studio efficiency apartments ranging in size between 320 and 445 square feet, affordable to very low- and low-income households to be occupied by tenants with special needs and downtown workers, one two-bedroom 921 square foot managers apartment, two 138 square foot laundry rooms, a 610 square foot recreation room, and a 1,432 square foot community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project. The project received Staff Hearing Officer approval for requested zoning modifications for lot area, parking, distance between buildings, and an interior setback encroachment on 6/16/10 (Resolution No. 029-10).)

(Project requires compliance with Staff Hearing Officer Resolution No. 029-10.)

CONSENT CALENDAR – SEE SEPARATE AGENDA