

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, July 22, 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 **July 12, 2010**.
- C. Consent Calendar: **July 12, 2010, and July 26, 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. FOWLER RD / FAIRVIEW AVE.****ROW Zone**

(3:15) Assessor's Parcel Number: 071-200-0RW
 (45 MINS) Application Number: MST2010-00204
 Owner: City of Santa Barbara
 Agent: Gerald Comati

(Proposal to construct an extension of S. Kellogg Avenue from the western terminus of S. Kellogg Avenue to the Fairview Avenue and Fowler Road intersection. The road extension will consist of one through lane in each direction, center turn lane, a roundabout, sidewalks, bike lanes and new site landscaping. The work is proposed to take place within the Fowler Road and Fairview Avenue rights-of-way and on the following parcels: 071-190-018, 071-181-012, 071-160-011, and 071-161-006. This proposal is part of a larger project located within the City of Goleta)

(Comments only; project requires Environmental Assessment.)

PRELIMINARY REVIEW**2. 540 W PUEBLO ST****C-O Zone**

(4:00) Assessor's Parcel Number: 025-090-046
 (45 MINS) Application Number: MST2007-00092
 Applicant: Kenneth Marshall
 Owner: Cancer Center of Santa Barbara
 Architect: Cearnal Andrulaitis, LLP

(the proposal consists of a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara and rental housing. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot. The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and five residential units. The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area. The project requires approval of a Development Plan by the Planning Commission and Final Community Priority Designation by the City Council.)

(Project requires compliance with Planning Commission Resolution No. 006-10.)

CONCEPT REVIEW - NEW ITEM**3. 36 HITCHCOCK WAY****R-2/SD-2 Zone**

(4:45) Assessor's Parcel Number: 051-040-059
 (20 MINS) Application Number: MST2010-00205
 Owner: Channel Islands Young Mens Christ A
 Applicant: George Heesen
 Landscape Architect: Charles Mclure

(Proposal to remove three tennis courts at the YMCA and replace with turf for the use of recreational sports activities. The proposal requires an exception request from the landscape design requirements, to be granted by the Public Works Department, with a recommendation by the ABR, to allow turf for commercial use. The proposal also involves the abatement of ENF2010-00189 for the replacement of three parking lot trees.)

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

PRELIMINARY REVIEW**4. 512 BATH ST**

(5:05) Assessor's Parcel Number: 037-161-035
 (35 MINS) 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 Planning Commission Resolution No. 008-10.)

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

CONCEPT REVIEW - CONTINUED ITEM**5. 130 N CALLE CESAR CHAVEZ****M-1 Zone**

(6:00) Assessor's Parcel Number: 017-030-005
 (30 MINS) Application Number: MST2010-00067
 Owner: Kenneth James, LLC
 Agent: Roy Harthorn
 Architect: Joseph Moticha

(Proposal to permit the "as-built" construction of 2,909 square feet of commercial buildings on an existing 1.88 acre lot which is currently developed with 21,355 square feet of commercial buildings. The "as-built" construction is composed of an addition of 250 square feet to building 1, a 575 square foot addition to building 17, a 720 square foot addition to building 18, a 520 square foot addition to building 19, a 133 square foot addition to building 20, a 1,186 square foot addition to building 28, and a 560 square foot canopy addition to building 15. The proposal includes permitting an "as-built" trellis and deck for the existing building 22, new accessible parking spaces, paths of travel, alterations to the site landscaping, and restriping the existing parking area. A total of 52 parking spaces are proposed on-site, which includes 12 parking spaces per an existing parking easement for the property at 208 N. Calle Cesar Chavez. The "as-built" additions require Development Plan Approval by the ABR for 2,909 square feet of non-residential square footage. The 2,909 square feet figure excludes the 560 square foot canopy and 475 square feet for a building demolished under a separate permit.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Development Plan Approval.)

CONCEPT REVIEW - CONTINUED ITEM**6. 224 W MICHELTORENA ST****R-4 Zone****(6:30)**

Assessor's Parcel Number: 027-221-017

(30 MINS)

Application Number: MST2010-00194

Owner: Mstislav W. and Frances Kostruba Survivors Trust

Architect: Pujo & Associates

(Proposal to construct a 366 square foot, second story addition to an existing 849 square foot single story residence located at 228 W Micheltorena Street. The existing 7,000 square foot lot is currently developed with two single family residences. The existing 1,097 square foot, single story residence at 224 W Micheltorena Street and the 287 square foot storage building are to remain unaltered. The parcel is currently legal non-conforming to parking with two existing uncovered parking spaces. The project requires Staff Hearing Officer review for a building separation modification.)

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for a building separation modification.)

CONCEPT REVIEW - NEW ITEM**7. 136 S HOPE AVE B-10****C-2/SD-2 Zone****(7:00)**

Assessor's Parcel Number: 051-010-007

Application Number: MST2010-00165

Owner: Riviera Dairy Products

Business Name: GNC

Architect: RSW Consultants

Agent: Permits Today

(Proposal for minor facade alterations and new rooftop equipment at an existing tenant space in the La Cumbre Plaza. Project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA