



City of Santa Barbara

Planning Division

REVISED
General Business

ARCHITECTURAL BOARD OF REVIEW AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, January 10, 2011 **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
 GARY MOSEL
 KEITH RIVERA
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)
PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, 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 <u>the 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>
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are valid for one year. Project Design 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 Tony Boughman, at 805-564-5470 extension 4539, or by email at tboughman@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. On Thursday, January 6, 2011 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. ~~Election of Chair and Vice Chair for 2011.~~ **POSTPONED**
- B. ~~Consent Calendar Review Appointments.~~ **POSTPONED**
- C. 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.)
- D. Approval of the minutes of the Architectural Board of Review meeting of December 13, 2010.
- E. Consent Calendar of January 3, 2011 and January 10, 2011.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 2550 TREASURE DR****E-3/SD-2 Zone****(3:10)**

Assessor's Parcel Number: 051-330-003
 Application Number: MST2008-00469
 Owner: The Samarkand of Santa Barbara Inc.
 Agent: Susan Basham; Price, Postel and Parma
 Architect: Todd Kilburn
 Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal for a new LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,455 square foot, two-story LifeCenter consisting of an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, campus market, mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite. The proposal requires an Amendment to the existing Conditional Use Permit.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of an Amendment to a Conditional Use Permit.)

CONCEPT REVIEW - CONTINUED ITEM**2. 513 GARDEN ST****C-M Zone**

(3:40) Assessor's Parcel Number: 031-202-009
Application Number: MST2010-00168
Architect: Barry Winick
Owner: Macy Cornerstone LLC
Architect: Mark Macy

(Proposal for a two-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.)

(Second Concept Review. Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM**3. 22 N CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

(4:00) Assessor's Parcel Number: 017-030-015
Application Number: MST2010-00393
Owner: McCormix Corporation
Owner: B & T Service Station Contractors

(Proposal for a new 2,226 square foot canopy over two existing gas pump islands. Photovoltaic panels are proposed on the canopy.)

(Project requires environmental assessment and coastal review.)

FINAL REVIEW**4. 120 S HOPE AVE F-20****C-2/SD-2 Zone**

(4:30) Assessor's Parcel Number: 051-010-014
Application Number: MST2010-00333
Owner: Nettleship Family Trust
Architect: Benson and Bohl Architects

(Proposal for facade remodel and storefront improvements to accommodate a new tenant (ANGL) in space F-119, and minor alterations to tenant space F-120, including new fabric awnings.)

(Final Approval is requested.)

IN-PROGRESS REVIEW**5. 826 DE LA VINA ST****C-2 Zone**

(4:50) Assessor's Parcel Number: 037-042-001
Application Number: MST2010-00289
Owner: Gold Lab, LLC
Architect: Henry Lenny

(Proposal to remodel the south and west elevations consisting of thickening exterior walls, recessing windows, and stuccoing the exterior.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 226 S VOLUNTARIO ST****R-3 Zone**

(5:15) Assessor's Parcel Number: 017-252-013
Application Number: MST2010-00381
Architect: On Design
Owner: Ed St George

(Proposal for a new three-story 2,439 square foot single residential unit with attached 327 square foot one-car garage and a new 478 square foot two-car garage at the rear of a site currently developed with two detached single residential units.)

(Comments only; project requires environmental assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA