



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, May 2, 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><u>Master Application & Submittal Fee</u> - (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 folded plans are required at the time of submittal & each time plans are revised.</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 generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- 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, extension 4577. 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 Wednesday, April 27, 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. 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 April 18, 2011.
- C. Consent Calendar of April 25, and May 2, 2011.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 512 BATH ST****(3:10)**

Assessor's Parcel Number: 037-161-035
 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. The proposal includes 53 efficiency studio apartments ranging in sizes 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 June 16, 2010 [Resolution No. 029-10]).

(Project requires compliance with Planning Commission Resolution 008-10. Project was last reviewed on July 26, 2010.)

PROJECT DESIGN REVIEW**2. 312 RANCHERIA ST****R-4 Zone**

(3:40) Assessor's Parcel Number: 037-231-010
Application Number: MST2005-00634
Architect: Jose Luis Esparza
Owner: Rancheria Cottages, LLC

(A revised architectural style for the proposal to construct five, two-story, attached residential condominiums on an 11,375 square foot lot in the R-4 Zone. The proposal will consist of four two-bedroom units and one one-bedroom unit and vary in size from 991 to 1,104 square feet for a combined total of 5,407 square feet of living area. Each unit will have an attached two-car garage for a combined garage total of 2,230 square feet. The proposal includes 243 cubic yards of cut and fill, and demolition of the two existing residential units and three storage sheds. The project received Planning Commission approval for a Tentative Subdivision Map on July 13, 2006 [Resolution No. 029-06] and a time extension by the Staff Hearing Officer on July 16, 2008 [Resolution No. 058-08]. The project requires a Substantial Conformance Determination for the revised project.)

(Project requires compliance with Planning Commission Resolution 029-06 and Staff Hearing Officer Resolution 058-08. Project was last reviewed on January 25, 2010.)

CONCEPT REVIEW - CONTINUED ITEM**3. 27 E. COTA ST****C-M Zone**

(4:10) Assessor's Parcel Number: 037-132-033
Application Number: MST2011-00146
Owner: The Lyon Building
Applicant: Tricia Knight
Architect: Omni Design Group

(Proposal for the installation of an additional wireless communications facility which consists of 12 new roof mounted antennas for AT&T Mobility. The existing rooftop HVAC screening enclosure will be extended to screen the new antennas.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires a finding of No Visual Impact. Project was last reviewed on April 18, 2011.)

PROJECT DESIGN REVIEW**4. 602 ANACAPA ST****C-M Zone**

(4:40) Assessor's Parcel Number: 031-151-017
 Application Number: MST2011-00105
 Owner: Hutton Parker Foundation
 Agent: Trish Allen, Suzanne Elledge, Inc.
 Architect: Robert Kupiec

(Proposal for a new 2,646 square foot interior mezzanine floor between the existing first and second floors within the existing three-story building. The proposal includes demolition of a 1,691 square foot mezzanine floor in the existing parking garage, and 354 square feet of previously approved square footage will remain. Exterior alterations are proposed on the Cota Street side of the building for a new interior elevator. Development Plan Approval is requested for 3,000 square feet of new non-residential floor area.)

(Project requires Development Plan Approval findings. Project was last reviewed on March 21, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 215 PESETAS LN****C-2/SD-2 Zone**

(5:10) Assessor's Parcel Number: 057-203-003
 Application Number: MST2011-00166
 Owner: Sansum-Santa Barbara Medical Foundation
 Architect: Darci Hernandez
 Agent: Trish Allen

(Proposal to demolish and remodel the first floor entry canopy, vestibule, lobby, and lab. The project includes a 250 square foot addition to the lobby and 6,444 square feet of remodel on the first floor of the existing building at the entry, lobby, reception, and lab. A temporary office lab trailer would be located on site to maintain operations during construction. This project also includes permitting the existing 376 square foot MRI trailer to permanently remain on site.)

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

**** Scheduled recess from 5:40 to 6:00 p.m. ****

CONCEPT REVIEW - NEW ITEM**6. VISTA DEL CAMPO****E-1/PUD Zone**

(6:00) Assessor's Parcel Number: 049-400-014
 Application Number: MST2011-00170
 Owner: Vista Del Campo Properties Ltd.
 Architect: Charles McClure, Landscape Architect
 Applicant: Elaine Jewell

(Proposal for a new landscaping plan for the eastern portion of Vista del Campo from Portsuello Road to the first driveway up the hill in the area of units 2219 and 2209.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1122 INDIO MUERTO ST****R-3 Zone**

(6:30) Assessor's Parcel Number: 017-291-027
Application Number: MST2011-00081
Owner: Edward St. George Trust
Architect: Robin Donaldson

(Proposal to construct a 20-unit apartment complex located on three lots with a voluntary lot merger to create one project site. The project consists of a 14,861 square foot three-story 11-unit building, a 12,858 square foot three-story 9-unit building, two new garages of 640 square feet each, and a 200 square foot detached laundry room. There will be 12 three-bedroom units and 8 four-bedroom units and 37 parking spaces. The project is requesting 4 density bonus units (16 unit base density + 4 density bonus units = 20 units total) pursuant to State Density Bonus Law. The project is requesting a parking reduction (50 spaces required and 37 proposed) as a development incentive required by State Bonus Density Law. Staff Hearing Officer review of a Zoning Modification for reduced separation between buildings is requested. All existing structures on the site are proposed to be demolished.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 602 E. SOLA ST****R-2 Zone**

(7:00) Assessor's Parcel Number: 029-092-001
Application Number: MST2011-00158
Owner: William H.Yule III
Architect: Kent Mixon

(Proposal is to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. The height, bulk and scale of proposed is unchanged from original structure. New exterior materials and details will match existing. With exception of rebuilt stair at rear of duplex, the proposed work occurs within the footprint of the existing structure. Staff Hearing Officer review of Zoning Modifications is requested for a fence and wall to exceed 42 inches in height, and window changes within the front setback along Salsipuedes Street.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of modifications.)

PROJECT DESIGN REVIEW**9. 903 W. MISSION ST****R-2 Zone****(7:30)**

Assessor's Parcel Number: 043-113-009
Application Number: MST2009-00388
Owner: Heidi Feguson
Architect: AB Design Studio
Architect: Kenneth & Harbaugh

(Revised proposal to construct a new 525 square foot second-story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.)

(Project was last reviewed on March 7, 2011.)

CONSENT CALENDAR – SEE SEPARATE AGENDA