



Revised

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 16, 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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:

- A. On Thursday, May 12, 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.
- B. 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 Monday, May 2, 2011.
- C. Consent Calendar of May 16, 2011.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 903 W MISSION ST****R-2 Zone**

(3:10) 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 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.)

FINAL REVIEW**2. 512 BATH ST**

(3:40) 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 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. Project was last reviewed on May 2, 2011.)

FINAL REVIEW**3. 3761 STATE ST****C-P/SD-2 Zone**

(4:10) Assessor's Parcel Number: 051-040-053
 Application Number: MST2011-00093
 Owner: Regency Centers, LP
 Architect: Cearnal, Andrulaitis

(Proposal for a partial facade remodel for Whole Foods.)

CONCEPT REVIEW - CONTINUED ITEM**4. 215 PESETAS LN****C-2/SD-2 Zone**

(4:40) 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.)

(Second review. Action may be taken if sufficient information is provided. Project was last reviewed on May 2, 2011.)

(5:10) SCHEDULED RECESS**CONCEPT REVIEW - CONTINUED ITEM****5. 27 E COTA ST****C-M Zone**

(5:30) Assessor's Parcel Number: 037-132-033
Application Number: MST2011-00146
Owner: The Lyon Building
Applicant: Tricia Knight
Architect: Omni Design Group
Owner: Lyon Building

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

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires a finding of No Visual Impact. Project was last reviewed on May 2, 2011.)

PROJECT DESIGN REVIEW**6. 513 GARDEN ST****C-M Zone**

(6:00) 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.)

(Project requires Development Plan Approval findings and compliance with Conditions of Approval document. Project was last reviewed on January 10, 2011.)

CONCEPT REVIEW - CONTINUED ITEM**7. 530 W COTA ST****R-3 Zone**

(6:30) Assessor's Parcel Number: 037-102-024
Application Number: MST2011-00124
Owner: Terri Trevillian
Agent: Mark Morando

(Proposal to replace a 48-inch tall section of CMU wall along San Pascual Street, replace railroad ties with a CMU wall not to exceed 36 inches in height along Cota and San Pascual Streets, install a new 5-foot wood fence 14.5 feet in length at the northeast property line. Zoning modifications are required for the CMU wall at San Pascual Street to exceed 42 inches in height at the front property line and for the new 5-foot wood fence to exceed 8 feet in height when its height is combined with existing retaining walls at the property lines. The project will address violations in ENF2010-00315.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of modifications. Project was last reviewed on May 2, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 130 S ALISOS ST****R-3 Zone****(7:00)**

Assessor's Parcel Number: 017-212-014
Application Number: MST2011-00194
Owner: Ed St. George
Architect: Justin Van Mullem

(Proposal for a new two-story residential building with a 941 square foot four-car garage, and one dwelling unit consisting of 312 square feet of habitable space on the first floor and 1,156 square feet of habitable space on the second floor. There are one single-family dwelling, one triplex, and a carport to remain on the property. A new driveway and two new uncovered parking spaces are also proposed.)

(Comments only; project requires environmental assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA