



# 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, October 3, 2011      630 Garden Street: David Gebhard Public Meeting Room      3:00 P.M.**

**BOARD MEMBERS:**                      CHRISTOPHER MANSON-HING, Chair  
     DAWN SHERRY, Vice-Chair  
     CHRISTOPHER GILLILAND  
     GARY MOSEL  
     KEITH RIVERA  
     PAUL ZINK

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
     TONY BOUGHMAN, Planning Technician  
     GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; 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 &amp; 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 the <u>time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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, ext. 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](http://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, ext. 4539, or by email at [tboughman@SantaBarbaraCa.gov](mailto: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 September 29, 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](http://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](http://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 on this agenda for a public discussion before the Board. 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 September 19, 2011.
- C. Consent Calendar of September 26, and October 3, 2011.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - CONTINUED ITEM**

- 1. 404 WILLIAM MOFFETT PL A-F/SD-3 Zone**  
**(3:10)** Assessor's Parcel Number: 073-450-003  
 Application Number: MST2011-00270  
 Owner: City of Santa Barbara  
 Applicant: Atlantic Aviation  
 Agent: Kim Lilly Construction

(Proposal to install three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

**(Comments only; project requires environmental assessment and Planning Commission review. Project last reviewed on September 19, 2011.)**

**PROJECT DESIGN REVIEW**

- 2. 1312 E GUTIERREZ ST R-2 Zone**  
**(3:40)** Assessor's Parcel Number: 031-392-003  
 Application Number: MST2011-00249  
 Owner: Jasen Bodie Nielsen  
 Architect: David Burke

(Proposal to convert an 886 square foot garage and storage area into a second dwelling unit, add 90 square feet of storage space on the first floor, and enclose a second floor porch. The project will address violations in enforcement case ENF2011-00131.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 040-11.)**

**PROJECT DESIGN REVIEW****3. 602 E SOLA ST****R-2 Zone**

**(4:10)** Assessor's Parcel Number: 029-092-001  
 Application Number: MST2011-00158  
 Owner: William H. Yule III  
 Architect: Kent Mixon

(Proposal to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, a new entry trellis, a new approximately 6 to 8 foot high wall and fence combination, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. New exterior materials and details will match existing. With exception of a new entry trellis and relocation of stairway at rear of duplex, the proposed work occurs within the footprint of the existing structure.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 036-11.)**

**CONCEPT REVIEW - NEW ITEM****4. 3849 STATE ST****C-2/SD-2 Zone**

**(4:40)** Assessor's Parcel Number: 051-010-011  
 Application Number: MST2011-00372  
 Owner: Macerich La Cumbre, LLC  
 Architect: Benson & Bohl Architects

(Proposal to remodel 150 linear feet along five tenant spaces for the exterior of the Building I front facade. The proposal includes removal of the canopy overhang, installation of new parapets, new trellis, new awnings, and new light posts.)

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

**CONCEPT REVIEW - CONTINUED ITEM****5. 1812 SAN PASCUAL ST****R-3 Zone**

**(5:10)** Assessor's Parcel Number: 043-163-011  
 Application Number: MST2010-00097  
 Owner: Michael Szymanski  
 Architect: Yuzon & Associates  
 Applicant: Ubaldo Diaz

(Revised proposal returning to the original proposed four residential units. The project would demolish the existing single-family residence at the rear of the property and construct a two-story 2,138 square foot duplex and a detached four-car carport and two uncovered parking spaces. The existing one-story duplex and two uncovered parking spaces will remain at the front of the 11,580 square foot lot. The proposal will address violations under enforcement case ENF2005-00016.)

**(Fourth Concept Review. Comments only; project requires environmental assessment. Project last reviewed on August 8, 2011.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**