



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, March 19, 2012 **630 Garden Street: David Gebhard Public Meeting Room** **3:00 P.M.**

BOARD MEMBERS:
 DAWN SHERRY, Chair
 PAUL ZINK, Vice-Chair
 CHRISTOPHER GILLILAND
 GARY MOSEL
 KEITH RIVERA
 KIRK GRADIN
 STEPHANIE POOLE

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

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 <u>folded plans</u> 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, 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. **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 toughman@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, March 15, 2012, 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 11:00 a.m. 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 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 March 5, 2012.
- C. Consent Calendar of March 5, 2012.
- 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
 Agent: Jon Love

(Proposal for 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.)

(Fifth Concept Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review. Project was last reviewed on February 21, 2011.)

CONCEPT REVIEW - CONTINUED ITEM**2. 901 OLIVE ST****C-2 Zone**

(3:40) Assessor's Parcel Number: 029-302-018
 Application Number: MST2012-00048
 Owner: 433 ECP LP
 Architect: Design ARC

(Proposal to construct 9 one-story, studio apartment units, and 10 two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer review is requested for a zoning modification for a reduction of required parking spaces.)

(Second Review. Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review of a requested zoning modification. The project was last reviewed on March 5, 2012.)

PROJECT DESIGN REVIEW**3. END OF MESA LN****ROW Zone**

(4:10) Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2011-00280
 Owner: City of Santa Barbara

(Proposal to replace the lower portion of the existing beach access stairs located at the end of Mesa Lane. The project would replace the existing lowest landing and bottom flight of stairs to the beach. The project includes Planning Commission review of a Coastal Development Permit.)

(Project requires compliance with Planning Commission Resolution No. 018-11. The project was last reviewed on July 25, 2011.)

FINAL REVIEW**4. 131 ANACAPA ST****OC/SD-3 Zone**

(4:40) Assessor's Parcel Number: 033-082-010
 Application Number: MST2011-00339
 Owner: GVC Seafoods, LLC
 Owner: 131-137 Anacapa LLC
 Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

(Project was last reviewed on September 19, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 25 E MASON ST****OC/HRC-2/SD-3 Zone**

(5:10) Assessor's Parcel Number: 033-082-012
Application Number: MST2012-00058
Owner: East Mason SB, LLC
Architect: AB Design Studio

(Proposal for alterations to the existing 46,785 square foot, three-story commercial building located on two separate parcels totaling 26,136 square feet in the Appealable Jurisdiction of the Coastal Zone. Alterations include a new 7,090 square foot raised platform roof deck, a new enclosed roof access stairway, replacement of an existing freight elevator with two new elevators, 5,860 square feet new roof landscape planters, and a total of 300 square feet of rooftop areas for a new photovoltaic solar panel system. Project also includes new windows and doors on the first floor, new windows on all elevations of the second and third floors, an alteration to the existing roof stairway enclosure to meet ADA requirements, and new windows and doors in each stairway enclosure. Parking includes 21 on-site parking spaces and 12 off-site parking spaces. No new additional floor area is proposed.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2204 PARKWAY DR****R-3 Zone**

(5:40) Assessor's Parcel Number: 025-171-031
Application Number: MST2012-00070
Owner: Nicholas Kalionzes
Designer: Angeli De Covolo Inc.
Engineer: John Oeltman

(Proposal for a new 500 square foot, second-floor dwelling unit above a new 500 square foot two-car garage located at the rear portion of the property. Project includes one uncovered parking space in the front yard and a new landscape plan. The existing 1,106 square foot, single-story residence located on a 5,032 square foot lot will remain unchanged. Total development on site will be 2,023 square feet.)

(Comments only; project requires environmental assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA