



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, April 30, 2012

630 Garden Street: David Gebhard Public Meeting Room

3:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, Chair
 CHRISTOPHER GILLILAND
 GARY MOSEL
 KEITH RIVERA
 KIRK GRADIN
 PAUL ZINK
 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, April 26, 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 Monday, April 16, 2012.
- C. Consent Calendar of April 23 and April 30, 2012.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM

- (3:10) Overview of the proposed Financial Plan for Fiscal Year 2013 with highlights for the Community Development Department (CDD). On April 17, 2012, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Wednesday May 16, 2012. Staff: Bettie Weiss, City Planner

PROJECT DESIGN REVIEW AND ENVIRONMENTAL REVIEW**1. SYCAMORE CREEK / PUNTA GORDA STREET**

- (3:30)** Assessor's Parcel Number: ROW-001-603
- Application Number: MST2009-00374
- Owner: City of Santa Barbara
- Applicant: Jessica Grant

(Proposal for the Lower Sycamore Creek Channel Widening and Punta Gorda Street Bridge Replacement Project. The project includes channel improvements beginning at the north side of the Caltrans right-of-way line and extending to a point approximately 75 feet upstream of the Punta Gorda Street Bridge. The project includes the replacement of the Punta Gorda Street Bridge and a creek restoration plan. The Architectural Board of Review will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.)

(Project Design Approval and adoption of the Mitigated Negative Declaration are requested. Project was last heard on April 4, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 200 BLK W. COTA ST****1989 SEG ID**

(4:00) Assessor's Parcel Number: ROW-001-989
 Application Number: MST2011-00054
 Owner: City of Santa Barbara
 Applicant: Jeff Palmer
 Applicant: Jessica Grant

(Proposal to demolish an existing bridge deck and abutments and replace them with cast-in-steel shell piles supporting a reinforced concrete pile cap at each end of the bridge. New bridge deck to be installed atop the new abutments.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM**3. 500 FOWLER RD****A-F/SD-3 Zone**

(4:30) Assessor's Parcel Number: 073-450-003
 Application Number: MST2012-00158
 Owner: City of Santa Barbara
 Applicant: John Blankenship

(Proposal for a Marine Corps Air Station Tribute at the Santa Barbara Airport consisting of large sculpted glass wings located in front of the terminal building. The sculpture is proposed to be 20 feet tall and illuminated from below.)

(Concept Review only; project requires Planning Commission review of a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 500 BLOCK W ANAPAMU****NONE Zone**

(5:00) Assessor's Parcel Number: 039-010-0RW
 Application Number: MST2012-00118
 Owner: Caltrans
 Agent: Margaret Chang
 Applicant: AT&T

(Proposal to replace two existing 35-foot tall AT&T cellular antenna monopoles. The diameter of one monopole would increase from 19 inches to 24 inches; the diameter of the second monopole would increase from 19 inches to 30 inches. The increase will accommodate replacement of the three existing antennas in each. Heights will not exceed the existing approved 35 feet. Equipment cabinets would be added within existing fenced lease area located under the pedestrian bridge.)

(Action may be taken if sufficient information is provided. Project requires a finding of no visual impacts.)

REVIEW AFTER FINAL**5. 1720 SAN ANDRES ST****R-3 Zone**

(5:30) Assessor's Parcel Number: 043-191-015
Application Number: MST2008-00066
Owner: Cameron Porter
Architect: Thomas Moore

(The project was previously approved by the ABR when it was discovered that the required open yard area requires a zoning modification. Staff Hearing Officer approval of a zoning modification is requested to allow the open yard to be 13.5 feet wide rather than the required 15 feet. Proposal to construct a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage, and 160 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes a 63 square foot first floor addition to the existing 558 square foot one-story two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.)

(Project is referred from Consent Calendar on April 23, 2012. Review After Final for a change from the approved composition shingles to a standing seam metal roof.)

CONCEPT REVIEW - NEW ITEM**6. 528 ANACAPA ST****C-M Zone**

(5:45) Assessor's Parcel Number: 031-201-029
Application Number: MST2012-00147
Owner: Thomas P Ziegler Trust
Architect: Ted Meeder

(Proposal to remodel the exterior of the existing 3,218 square foot commercial building and construction of a new 797 square foot outdoor dining patio with associated alterations to the parking lot and landscaping.)

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

FINAL REVIEW**7. 900 CALLE DE LOS AMIGOS****A-1 Zone**

(6:15) Assessor's Parcel Number: 049-040-050
 Application Number: MST2005-00742
 Owner: American Baptist Homes of the West
 Applicant: Tynan Group
 Agent: Cameron Carey
 Architect: Keith Nolan

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. Proposed are 83 new parking spaces for a total of 414 parking spaces. Also proposed on the 59.75-acre site are 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils. The project received Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Final approval of commercial portion of project is requested. This includes an addition to the Assisted Living building and carpports. This review also includes a Review After Final for relocation of Unit 40 a few feet to avoid utilities.)

PROJECT DESIGN REVIEW**8. 25 E MASON ST****OC/HRC-2/SD-3 Zone**

(6:45) 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.)

(Third Review. Project was last reviewed on April 2, 2012.)

CONSENT CALENDAR – SEE SEPARATE AGENDA