



City of Santa Barbara

Planning Division

Note: Item 6 added to revised agenda.

ARCHITECTURAL BOARD OF REVIEW

REVISED AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.

STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, December 10, 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
 KIRK GRADIN
 STEPHANIE POOLE

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, Commission Secretary - Recorder

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 <u>folded plans</u> 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, ext. 3308. 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 TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 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 Wednesday, December 5, 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 **November 26, 2012**.
- C. Consent Calendar of **December 3, 2012**, and **December 10, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 1130 N MILPAS ST E-1/R-3 Zone**

(3:10) Assessor's Parcel Number: 029-201-004
 Application Number: MST2009-00551
 Owner: Santa Barbara Bowl Foundation
 Architect: Steve Carter
 Agent: Trish Allen, SEPPS, Inc.

(Proposal to construct a new 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

(Project requires conformance with Planning Commission Resolution 015-12.)

FINAL REVIEW**2. 418 N SALSIPUEDES ST M-1 Zone**

(3:40) Assessor's Parcel Number: 031-293-019
 Application Number: MST2012-00387
 Owner: Andros Family Trust
 Architect: Architecture JA, Inc.

(Proposal for exterior alterations for the existing quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone****(4:10)**

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00451
Owner: Richard and Nancy Graham, Trustees
Architect: Cearnal Andrulaitis, LLP

(Proposal for a 2,946 square foot, one-story addition of an automobile showroom including a mezzanine floor, 12 new customer parking spaces, and consequent alterations to the existing landscaping. The project requires development plan review by the Planning Commission for the new square footage.)

(Comments only; project requires environmental assessment and Planning Commission review of new commercial square footage.)

CONCEPT REVIEW - CONTINUED ITEM**4. 546 SCENIC DR****E-2 Zone****(4:40)**

Assessor's Parcel Number: 015-280-017
Application Number: MST2012-00438
Owner: Vaughn Family Trust
Applicant: Morando Design

(Proposal to permit an as-built driveway gate, pilasters, lighting, and walls located within the public right-of-way. The project will address violations called out in enforcement case ENF2012-00769. A public works encroachment permit is requested.)

(Referred from the Consent Calendar on November 19, 2012. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 213 W COTA ST****R-3 Zone****(5:10)**

Assessor's Parcel Number: 037-161-004
Application Number: MST2012-00447
Owner: Soon Sik Tansen
Designer: Tom Kress

(Proposal for a new three-unit two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

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

CONCEPT REVIEW - CONTINUED ITEM**6. 222 N MILPAS ST****C-2/C-P Zone****(5:45)**

Assessor's Parcel Number: 017-051-002

Application Number: MST2012-00412

Owner: Scolari's Properties LLC

Architect: Jose Cervantes, Little Diversified Architectural Consulting

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front facade, interior remodel to divide the building into two tenant lease spaces, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot to remain.)

(Fourth concept review; project last reviewed on November 26, 2012. Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA