



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW AGENDA

Note: Tuesday meeting date due to the Monday holiday.

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

TUESDAY, May 28, 2013 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)
 THIEP CUNG
 SCOTT HOPKINS
 GARY MOSEL
 STEPHANIE POOLE (Consent Calendar Representative)
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 KATHLEEN GOO, 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 folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</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 and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. If you have any questions or wish to review the plans, please contact Tony Boughman, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the ABR Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the ABR at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures (ABR Guidelines). The specific ABR Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- 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. (3.2.2)
- 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 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. (3.2.4)
- 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. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 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. (3.2.9) An ABR approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. 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 Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- **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.

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. See ABR Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Thursday, May 23, 2013, 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*. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm>. 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 **April 29, 2013**.
- C. Consent Calendar of **May 6, 2013; May 13, 2013; May 20, 2013; and Tuesday, May 28, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 240 W ALAMAR AVE****E-3/R-3/SD-2 Zone****(3:10)**

Assessor's Parcel Number: 051-283-001
 Application Number: MST2013-00022
 Owner: City Ventures Urban Land, LLC
 Architect: Peikert Group Architects, LLP
 Landscape Architect: Courtney Miller

(Proposal to demo an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission review of a Front Setback Modification and a Tentative Subdivision Map is requested.)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Front Setback Modification and a Tentative Subdivision Map (TSM). Project last reviewed on February 19, 2013.)

CONCEPT REVIEW - CONTINUED ITEM**2. 535 E YANONALI ST****OM-1/SD-3 Zone**

(3:45) Assessor's Parcel Number: 017-540-004
Application Number: MST2012-00368
Owner: Santa Barbara Rescue Mission
Applicant: Jane Norine, PDC Corporation

(Proposal for improvements to the existing AT&T wireless facility. The project consists of replacing eight existing panel antennas and installing six new panel antennas. The 14 antennas will be concealed within enlarged screening enclosures at the corners of the existing building observation tower.)

(Third Concept Review. Project requires a finding of no adverse visual impact. Action may be taken if sufficient information is provided. Project last reviewed on March 4, 2013.)

CONCEPT REVIEW - CONTINUED ITEM**3. 101 S LA CUMBRE RD****C-2/SD-2 Zone**

(4:15) Assessor's Parcel Number: 051-022-027
Application Number: MST2013-00018
Owner: Avenue 26 Holdings, LLC
Architect: Cearnal Andrulaitis, LLP

(Revised proposal to construct a new one-story 4,737 square foot commercial building and 27 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer review is requested for 3,000 square feet of new commercial square footage, and for a Front Setback Modification to allow the building to encroach into the Upper State Street area front setback.)

(Second Concept Review. Comments only; project requires environmental review and Staff Hearing Officer review. Project last reviewed on February 4, 2013.)

CONCEPT REVIEW - NEW ITEM**4. 418 SANTA FE PLACE****E-1/E-3/S-H Zone**

(4:50) Assessor's Parcel Number: 035-191-050
Application Number: MST2013-00199
Owner: Housing Authority/City of Santa Barbara
Architect: Christine Pierron

(Proposal to repaint the residential buildings in a variety of color schemes.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 128 ANACAPA ST****OC/SD-3 Zone**

(5:15) Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James B. McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,246 square feet, with an attached 422 square foot garage. Unit B would be 2,836 square feet with an attached 446 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review.)

CONCEPT REVIEW - NEW ITEM**6. 26 E GUTIERREZ ST****C-M Zone**

(5:50) Assessor's Parcel Number: 037-254-004
Application Number: MST2013-00196
Owner: Anthony A. Buyalos
Business Name: Church of Skatan

(Proposal for approval of an as-built mural on the exterior of the building facing the parking lot and Highway 101.)

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

[CONSENT CALENDAR—SEE SEPARATE AGENDA]