



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, December 03, 2007 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, 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	<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.
PRELIMINARY REVIEW	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 preliminary 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 22.68 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 preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary Architectural Board of Review approval is valid for one year and Final approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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. If you have any questions or wish to review the plans, please contact **Michelle Bedard**, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website 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:

1. That on November 28, 2007 at 3:00 p.m., 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.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

- A. Call to order.
- B. Roll call.
- C. **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 for a public discussion before the Board on that day. 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.)
- D. Approval of the minutes of the Architectural Board of Review meeting of November 19, 2007.
- E. Consent Calendar. November 26, 2007 and December 3, 2007.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 627 W ORTEGA ST****R-3 Zone**

(3:20) Assessor's Parcel Number: 037-101-003
Application Number: MST2007-00179
Owner: Sergio Verduzco
Architect: Jose Esparza

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct a new two- duplex. The project will consist of two new three bedroom units totaling 2,339 square feet on a 5,625 square foot lot. Unit A is proposed to be 1,201 net square feet and will include an 84 square foot second-story deck and a 39 square foot porch. Unit B is proposed to be 1,138 square feet and will include an 84 square foot second-story deck and a 15 square foot porch. Each unit will include an attached two-car garage. A modification is requested for the garage encroachment into the side yard.)

(Third Review)

(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY THE STAFF HEARING OFFICER FOR A MODIFICATION.)

CONCEPT REVIEW - CONTINUED ITEM**2. 505 WENTWORTH AVE****R-3 Zone**

(3:55) Assessor's Parcel Number: 037-143-010
Application Number: MST2007-00345
Owner: Wentworth Investors, LLC
Architect: Jose Esparza

(Proposal to construct three new two-story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes two 2-bedroom units totaling 2,128 square feet and one 1-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The parcel has a 2% slope and 256.7 yards of grading is proposed.)

(Second Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND REVIEW BY STAFF HEARING OFFICER FOR A TENTATIVE SUBDIVISION MAP.)

CONCEPT REVIEW - CONTINUED ITEM**3. 1108 OLIVE ST****R-3 Zone**

(4:30) Assessor's Parcel Number: 029-180-012
Application Number: MST2007-00352
Owner: Andre R. Schneider
Architect: Bryan Pollard

(Proposal to convert an existing one-story 1,138 square foot house to a condo and construct a new attached two-story 1,529 square foot condo on a 7,349 square foot lot in the R-3 zone. The conversion of the existing unit includes a new 834 square foot second-story addition, including a 125 square foot second-story balcony, and an attached 566 square foot two-car garage. The new 1,529 square foot unit will also include an attached 401 square foot two-car garage. The final project will result in a 4,400 square foot two unit condo structure.)

(Second Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER REVIEW OF A TENTATIVE SUBDIVISION MAP.)

CONCEPT REVIEW - NEW ITEM**4. 505/509 W LOS OLIVOS ST AND 2121 OAK PARK LN****R-3 Zone****(5:05)**

Assessor's Parcel Numbers: 025-210-012, 025-210-004, and 025-210-011

Application Number: MST2007-00470

Owner: Saunders Family Trust

Owner: Westmont College

Architect: Peikert Group Architects

(This 13 unit condominium project consists of a three lot merger; demolition of an existing 2,250 square foot duplex; demolition of an existing 2,400 square foot single-family residence; construction of ten new 1,683 square foot three-story, three-bedroom condominium units (each with a 408 square foot two-car garage); addition of 481 square feet to an existing 4,928 square foot four-unit apartment building; remodel and conversion of the apartment building into three condos (one 941 square foot two-bedroom unit and two 3-bedroom units at 1,652 and 1,779 square feet). Parking for the converted apartment building would be provided by one uncovered parking space and five covered parking spaces. All 13 condo units would available to employees of Westmont College earning up to 200% of Average Median Income. Proposed development would total 27,929 square feet on the 32,550 square foot lot. Planning Commission review is required for a Tentative Subdivision Map; Condominium Conversion Permit; and Modifications to allow bonus density units, reduction of setbacks, and reductions in the guest parking requirement.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

*****SCHEDULED RECESS FROM 5:50 P.M. TO 6:10 P.M.*****

CONCEPT REVIEW - NEW ITEM**5. 302 S VOLUNTARIO ST****R-3 Zone****(6:10)**

Assessor's Parcel Number: 017-281-010

Application Number: MST2007-00551

Owner: Mark Williams

Architect: William Cooper

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story three-unit apartment building consisting of a 1,287 square foot two-bedroom unit, two 847 square foot one-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of 2,981 residential square footage on a 6,250 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

PRELIMINARY REVIEW**6. 927/933 OLIVE ST****C-2 Zone**

(6:55) Assessor's Parcel Number: 029-302-030 and 029-302-031
Application Number: MST2006-00421
Architect: Keith Rivera
Owner: Fiesta Olive, LLC
Applicant: Aaron Amuchastegui

(Proposal for a five-unit condominium development consisting of two 3-story buildings. The project includes five 3-story, one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 500 cubic yards of site grading. Planning Commission Approval of a Tentative Subdivision Map is requested. Modifications are requested for encroachments into two-side yards and the rear yard. Approximately 800 cubic yards of grading is proposed as a part of the proposal.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-07.)

PRELIMINARY REVIEW**7. 3230 STATE ST****C-2/SD-2 Zone**

(7:30) Assessor's Parcel Number: 053-332-030
Application Number: MST2006-00574
Applicant: Scott Harry
Owner: Thomas Thompson
Agent: Amy Pena

(Proposal for a new unmanned wireless communications facility on an existing commercial property. The proposal consists of a T-Mobile panel antenna installation, increasing the height of the faux chimney for the antennae enclosure, demolition of the existing storage area, and construction of an uncovered 8 foot high block wall equipment enclosure. Modifications would be required for encroachments of the project into the 20 foot setbacks along State Street and Calle Alamo.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 090-07 AND FINDINGS OF NO SIGNIFICANT VISUAL IMPACT.)

PRELIMINARY REVIEW**8. 333 C W COTA ST****R-4 Zone****(8:05)**

Assessor's Parcel Number: 037-152-001

Application Number: MST2007-00132

Owner: Margaret Mead

Agent: Trish Allen

(Proposal to permit an "as-built" conversion of 365 square feet of attic space to habitable space in a previously approved studio unit located on the second floor of a 3,037 square foot two-story triplex. Modifications are requested for an "as-built" uncovered parking space to be located in the front yard setback, to provide five rather than the required six parking spaces, and for a hedge to exceed 3.5 feet at the front property line to screen the uncovered parking space.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 057-07.)

I. ADJOURNMENT**CONSENT CALENDAR – SEE SEPARATE AGENDA**