



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, January 8, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair
JIM BLAKELEY
GARY MOSEL
RANDY MUDGE
DAWN SHERRY

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
KELLY BRODISON, 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>
PRELIMINARY REVIEW	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 preliminary 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 22.68 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 and Final Architectural Board of Review approval is valid for one year 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 If you have any questions or wish to review the plans, please contact Kelly Brodison, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

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 January 4, 2007 at 4:00 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. 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.)

B. Approval of the minutes of the Architectural Board of Review meeting of January 2, 2007.

C. Consent Calendar.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

F. Possible Ordinance Violations.

CONCEPT REVIEW - CONTINUED ITEM**1. 1466 LA CIMA RD**

R-1 Zone

(3:15) Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John and Kathy Cook
Architect: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Proposal to permit the as-built demolition of a 360 square foot deck and to permit an as-built, 838 square foot deck with 401 square feet of partially enclosed storage below on a 12,315 square foot lot located in the Hillside Design District. The proposal includes a total of 165 cubic yards of grading consisting of 53 cubic yards of cut and 112 cubic yards of fill.)

(Third Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

REVIEW AFTER FINAL**2. 308 PALM AVE**

M-1 Zone

(4:00) Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya and Erin Lozano
Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

(Review After Final for window changes.)

FINAL REVIEW**3. 2553 MESA SCHOOL LN**

E-3/SD-3 Zone

(4:20) Assessor's Parcel Number: 041-311-032
Application Number: MST2004-00634
Owner: Robin Davidson, 2003 Revocable Trust
Agent: Lisa Plowman
Architect: Peikert Group

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 735 square foot additional dwelling unit, an attached 420 square foot two-car garage, an attached 210 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 033-06.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1218 E HALEY ST**

R-2 Zone

(4:40) Assessor's Parcel Number: 031-322-005
Application Number: MST2006-00655
Owner: Ana Flores Zelaya
Designer: Pedro Garcia
Designer: Joe Yniguez

(Proposal for a 1,268 square foot two-story addition to an existing 824 square foot one-story single-family residence on a 5,175 square foot lot. The proposal includes a 501 square foot first-floor addition, a 767 square foot second-story addition, an attached 520 square foot two-car garage, two balconies, a second-story deck, and demolition of the existing one-car garage.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

PRELIMINARY REVIEW**5. 1301 LAS ALTURAS**

A-1 Zone

(5:10) Assessor's Parcel Number: 019-113-043
Application Number: MST2006-00112
Owner: Laramie Greene, Qualified Trust
Applicant: Lloyd Malar
Designer: Marc Shields

(Proposal to construct a new two-story, 4,663 square foot single-family residence with attached 504 square foot two-car garage, a detached 499 square foot accessory building, and a detached 246 square foot single-car garage. The project includes a new pool, spa, site walls, landscaping, and new driveway with entry gate. The existing 3,088 square foot single-family residence and attached two-car garage will be demolished and the existing looped driveway will be removed. The project is on a 2.26 acre lot in the Hillside Design District and includes 695 cubic yards of grading.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONSENT CALENDAR – SEE SEPARATE AGENDA