



# 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 29, 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:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KELLY BRODISON, Planning Technician  
GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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 Thursday, January 25, 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](http://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 22, 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.

**REVIEW AFTER FINAL****1. 2108 LAS CANOAS RD**

A-1 Zone

**(3:15)**

Assessor's Parcel Number: 021-030-031  
 Application Number: MST2005-00456  
 Owner: Donald and Lorna Lea McGilvray  
 Architect: Scott Branch  
 Architect: Burnell and Jewett

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

**(Review After Final for changes to retaining wall at rear of house and revised grading quantities.)**

**(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR GRADING MORE THAN 500 CUBIC YARDS OUTSIDE OF THE MAIN BUILDING FOOTPRINT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 3002 PASEO DEL REFUGIO**

E-3 Zone

**(3:45)**

Assessor's Parcel Number: 053-201-008  
 Application Number: MST2005-00696  
 Owner: Raul Gutierrez  
 Architect: Joaquin Ornelas, Jr.

(Revised plan for a new two-story residence previously approved by ABR on March 13, 2006. Proposal to construct a new two-story 2,546 square foot single-family residence, including 440 square foot attached two-car garage on a 7,500 square foot lot. A modification is requested to allow alterations to nonconforming portions of the building being reconstructed to encroach into the required front-yard.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1133 HARBOR HILLS LN**

E-1 Zone

**(4:30)** Assessor's Parcel Number: 035-314-013  
 Application Number: MST2006-00756  
 Owner: Afra Guity and Pira Shafe Guity  
 Designer: Jason McCann  
 Architect: Shubin and Donaldson

(Proposal for remodeling and a 671 square foot addition to an existing two-story 2,707 square foot residence on a 17,116 square foot lot in the Hillside Design District. Existing parking is provided in a 460 square foot two-car garage and an attached 189 square foot one-car carport at the lower level. After remodeling, there would be an attached 432 square foot two-car garage at the upper level with lower-level parking converted to living space. A modification is requested for encroachment of the proposed garage into the interior-yard setback.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

**CONCEPT REVIEW - NEW ITEM****4. 322 E MICHELTORENA ST**

R-3 Zone

**(5:10)** Assessor's Parcel Number: 029-021-023  
 Application Number: MST2006-00697  
 Owner: Santa Barbara Properties LTD  
 Applicant: Michael Porter  
 Agent: Don Royale

(This is on the City's List of Potential Historic Resources: "Holman Court & Winegar Boarding House." Proposal to legalize the as-built replacement of three wooden windows (one large eight-light window with wood muntions flanked by two, four-light windows with wood muntions) with a smaller, horizontal aluminum window. Also requested is to permit the removal of one exit door and two windows and filling in the openings with plaster. These changes were made to an existing ground-floor unit of a four-plex facing East Micheltoarena Street.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

\*\*\*\*\* **THE BOARD WILL RECESS FROM 5:30 P.M. UNTIL 5:45 P.M.** \*\*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 199 N HOPE AVE**

E-3/SD-2 Zone

**(5:45)** Assessor's Parcel Number: 057-240-023  
 Application Number: MST2007-00016  
 Owner: Roman Catholic Archbishop of Los Angeles  
 Applicant: Raj Narayanan  
 Architect: Concorde Consulting Group  
 Business Name: Calvary Cemetery

(Proposal for grading in the northeast corner area of cemetery that has not been developed. The proposal would spread grave spoils to provide a gently sloping area and involves 2,478 cubic yards of combined cut and fill grading on site with no import or export, and the construction of a storm-water drainage system. This parcel, the "Calvary Cemetery", is on the City's List of Potential Historic Resources. The resources on this property include the Stations of the Cross, Crypt, Mausoleum, and earthquake sinkhole.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 10 RINCON VISTA RD**

E-1 Zone

**(6:05)** Assessor's Parcel Number: 019-282-029  
Application Number: MST2006-00715  
Owner: Beverly McCurdy

(Proposal to permit "as-built" entryway site improvements for a single-family residence located in the Hillside Design District. The project includes removal of previous stairs, walkways and portions of walls and replacement with new columns, walls, entry gate, patio, lighting, and trellis. A modification is requested to allow the trellis to encroach into the required front-yard and an encroachment permit is requested for work in the public right-of-way. 1-22-07 (DBT): See PBW2007-00046 for current comments and status.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 2514 ORELLA ST**

R-3 Zone

**(6:30)** Assessor's Parcel Number: 025-022-024  
Application Number: MST2006-00391  
Owner: Wendy Welkom, Trust  
Architect: Ron Sorgman

(Proposal to remodel an existing one-story single-family dwelling to create two units and construct a new dwelling unit at the rear of the site above a new detached three-car garage. The completed project will result in three condo units in two structures on the 6,440 square foot site. An existing four car garage would be demolished. The site is comprised of two lots and a lot merger is proposed. Four Modifications are requested: encroachment of parking within the required interior setback; provision of 5 parking spaces instead of the required 6 spaces; encroachment of the second-floor residence into the rear setback; and encroachment of the second-floor deck into the rear setback.)

**(Third Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND MODIFICATIONS.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 2140 MISSION RIDGE RD**

A-1 Zone

**(7:00)** Assessor's Parcel Number: 019-071-003  
Application Number: MST2007-00003  
Owner: Disraeli Living Trust 8/24/01  
Applicant: Sherry and Associates

(Proposal for additions to an existing two-story single-family residence in the Mission Area Special Design District. The 15,866 square foot parcel is currently developed with a 2,489 square foot residence and 447 square foot attached two-car garage and a 431 square foot accessory structure. This proposal would add 717 square feet to the lower level of the house, 20 square feet to the garage, and a new 64 square foot accessory structure. A modification is requested to provide open-yard area with less than the 20 foot minimum dimension.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**