



# 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 28, 2008**      **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](http://www.SantaBarbaraCa.gov)*

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 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](http://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 January 23, 2008 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](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. 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 January 14, 2008.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

**CONCEPT REVIEW - NEW ITEM****1. 3025 DE LA VINA ST****C-2/SD-2 Zone****(3:20)**

Assessor's Parcel Number: 051-172-020

Application Number: MST2007-00592

Owner: SLO Trader`s, LLC

Architect: Michael Holliday

(This is a revised Project. Proposal to reinforce an existing retaining wall which ranges from 8' 6" to 23' 6" at the rear property line for 3025-3045 De La Vina Street. The current design has been revised from the design approved on 4/11/05 (MST2005-00111). The proposed design will not affect the existing parking configuration.)

**(Referred from the Consent Calendar. Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - NEW ITEM****2. 300 W ORTEGA ST****DUMMY Zone**

**(3:45)** Assessor's Parcel Number: 037-073-0RW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size (one through lane in each direction), pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. One building at 309 W. Ortega will be partially demolished and the remainder of the building will be temporarily relocated during construction. Buildings at 306 W. Ortega Street will be temporarily moved during construction. The Historic Landmark Commission (HLC) reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project (reference MST1992-00465). Right of Way negotiations cannot proceed until the Spring of 2008.)

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

**PRELIMINARY REVIEW****3. 601 E MICHELTORENA ST****C-O Zone**

**(4:20)** Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foundation  
Agent: Ken Marshall  
Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

**(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)**

**(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)**

**CONCEPT REVIEW - NEW ITEM****4. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone****(5:20)**

Assessor's Parcel Number: 017-313-019  
Application Number: MST2007-00629  
Owner: Werner Revocable Inter Vivos Trust  
Architect: Rick Starnes

(Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental unit B into a manager's office, storage area, laundry area, and common area and relocating unit B as a second-floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The project requires Planning Commission Review for a modification into the required front yard setback and a Coastal Development Permit. The parcel is located in the appealable jurisdiction of the Coastal Zone.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A COASTAL DEVELOPMENT PERMIT AND FRONT YARD MODIFICATION.)**

**\*\*\*\*\*SCHEDULED RECESS FROM 6:00 P.M. TO 6:20 P.M. \*\*\*\*\***

**CONCEPT REVIEW - CONTINUED ITEM****5. 1812 & 1814 SAN PASCUAL ST.****R-3 Zone****(6:20)**

Assessor's Parcel Number: 043-163-011  
Application Number: MST2006-00411  
Owner: Michael Szymanski  
Architect: Hogarth & Associates

(Proposal to convert an existing 1,245 square foot single-family residence to a duplex by adding a 1,141 square foot second-story. The proposal includes a 779 square foot second-story addition to an existing duplex. Parking will be provided in a new attached 437 square foot two-car garage and attached 437 square foot two-car carport in addition to the four uncovered spaces. The project will result in four units located on the 11,100 square foot parcel.)

**(Second Review.)**

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

**CONCEPT REVIEW - NEW ITEM****6. 403 E MONTECITO ST****M-1 Zone**

**(6:55)** Assessor's Parcel Number: 031-343-010  
Application Number: MST2007-00645  
Owner: Richard Spann  
Architect: Harrison Design Associates

(Proposal for multiple broadcasting antennas for an emergency radio station to be mounted on the north side of the existing three-story commercial building. The total height of the proposed antennas will be 12 feet and will extend approximately 5 feet off the building. It will occur at 22 feet above the base of the existing unit and will not project beyond the existing roof line. The project does not propose any architectural changes to the existing commercial building.)

**(PROJECT REQUIRES FINDINGS OF NO SIGNIFICANT VISUAL IMPACTS.)**

**PRELIMINARY REVIEW****7. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

**(7:25)** Assessor's Parcel Number: 047-082-009  
Application Number: MST2006-00092  
Owner: Leon F. and Joyce M. Lunt  
Architect: Roteman, Eberhard and Associates  
Applicant: Bob Price  
Agent: Trish Allen

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first-floor, 1,016 square for the second-floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. A modification is requested to allow an "as-built" portion of an existing deck to encroach into the 15' required interior yard setback.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-07.)**

**I. Adjournment.**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**