



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW AGENDA

Note: Meeting will start at 2:00 P.M.

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

Monday, April 21, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **2:00 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: DALE FRANCISCO
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	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p>Photographs - 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>Plans - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p>Vicinity Map and Project Tabulations - (Include on first drawing)</p> <p>Site Plan - 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>Exterior elevations - showing existing & proposed grading where applicable.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Plans - floor, roof, etc.</p> <p>Rough sketches 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>Plans - floor, roof, etc.</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including planting & irrigation plan.</p> <p>Consultant/Engineer Plans - 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 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.
- 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 within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **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**, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 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 Wednesday, April 16, 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.
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.

IN-PROGRESS REVIEW**1. 500 FOWLER RD****A-F/SD-3 Zone**

(2:00) Assessor's Parcel Number: 073-450-003
 Application Number: MST2007-00002
 (105 min) Owner: Santa Barbara Airport
 Architect: Fred Sweeney, Fred Grogan

(Proposal for construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires Planning Commission approval.)

(Project received Preliminary Approval on 1/14/2008.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-07.)

CONCEPT REVIEW - CONTINUED ITEM**2. 402 ORILLA DEL MAR****HRC-1/SD-3 Zone**

(3:45) Assessor's Parcel Number: 017-313-019
 Application Number: MST2007-00629
 (30 min) 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.)

(Second Concept Review.)

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

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

(4:15) Assessor's Parcel Number: 033-083-022
Application Number: MST2007-00515
(35 min) Owner: James B. McDonald
Architect: Joe Ewing

(Proposal to develop two three-story residential condos on an existing 5,000 square foot vacant lot in the O-C Zone. Both units are proposed to have three-bedrooms with third and fourth-story level roof terraces and a fourth-story elevator tower. Unit A is proposed at 2,353 square feet with an attached 445 square foot two-car garage. Unit B is proposed at 2,948 square feet with an attached 456 square foot two-car garage. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Coastal Development Permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF TENTATIVE SUBDIVISION MAP AND COASTAL DEVELOPMENT PERMIT.)

CONCEPT REVIEW - CONTINUED ITEM**4. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

(4:50) Assessor's Parcel Number: 051-240-003
Application Number: MST2007-00613
(30 min) Owner: Clayton, Troutt and Company III, LL
Owner: Ralph Horowitz
Architect: Cearnal, Andrulaitis LLP

(Proposal to remodel interior and exterior tenant improvements of an existing automobile dealership building to include the construction of a 2,100 square foot canopy on the south elevation, enclose 2,008 square feet of the existing covered northwest and southwest corners of building A, adding rolling garage doors to the existing service bays (building B) and to demolish 1,000 square feet of building B. The project scope includes ADA requirements, a new trash enclosure, and increase landscape areas. Development Plan Approval findings are required at ABR for the new addition of 1,008 square feet.)

(Third Concept Review. Preliminary Approval is requested.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS BY THE ABR.)

PRELIMINARY REVIEW**5. 1335 MISSION RIDGE RD****E-1 Zone**

(5:20) Assessor's Parcel Number: 019-210-005
 Application Number: MST2006-00285
 (30 min) Owner: Dario L. Pini
 Architect: Bryan Murphy

(Proposal for new approvals of expired permits and for as-built additions to an existing three-story single-family residence. Additions previously approved under expired permits include 171 square feet on the first floor and 517 square feet on the second floor. The as-built additions include 94 square feet on the first floor and 314 square feet of basement additions. An encroachment permit is required for additions to the front of the house which encroach into the public right-of-way (PBW2006-00949). The proposed project would result in a 5,490 square foot single-family residence located on a 17,043 square foot lot in the Hillside Design District. The project received Staff Hearing Officer Approval on 10/10/07 and 3/12/08 [Resolution No. 086-07 and 018-08].)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07 AND 018-08.)

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

PRELIMINARY REVIEW**6. 1236 SAN ANDRES ST****R-3 Zone**

(6:10) Assessor's Parcel Number: 039-151-001
 Application Number: MST2006-00364
 (35 min) Owner: Ruth E. Mudry Trust
 Architect: Kirk Gradin
 Owner: Casas Del Parque, LLC
 Applicant: Blankenshp Construction

(Proposal to construct four, two-story residential condominium units. Three of the units would be approximately 1,000 square feet and one unit would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and 140 cubic yards of grading outside the building footprints. The project received Planning Commission approval [Resolution No. 01-08] on 1/10/2008.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 01-08.)

CONCEPT REVIEW - NEW ITEM**7. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

(6:45) Assessor's Parcel Number: 051-010-007
 Application Number: MST2008-00148

(35 min) Owner: Riviera Dairy Products
 Applicant: Conceptual Motion Co.
 Architect: Robinson Hill Architecture

(Proposal for a façade remodel and tenant improvements to an existing tenant space (D-106) at La Cumbre Plaza.)

(Project requires compliance with the La Cumbre Plaza Design Guidelines.)

PRELIMINARY REVIEW**8. 627 W ORTEGA ST****R-3 Zone**

(7:20) Assessor's Parcel Number: 037-101-003
 Application Number: MST2007-00179

Architect: Jose Esparza
 Owner: Sergio Verduzco

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct a new two-story 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. The project received Staff Hearing Officer Approval on 3/12/2008 [Resolution No. 019-08].)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 019-08.)

GENERAL BUSINESS (Continued):

- 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 April 07, 2008.
- E. Consent Calendar. April 14, and April 21, 2008.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.
- I. Adjournment.

CONSENT CALENDAR – SEE SEPARATE AGENDA