



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, September 22, 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
 CAROL GROSS
 GARY MOSEL
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 KATHLEEN GOO, 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 folded plans 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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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, 735 Anacapa St. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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 **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar 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 Thursday, September 18, 2008 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/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

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 September 08, 2008.
- 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. LOMA ALTA****A-1 Zone**

(3:20) Assessor's Parcel Number: 035-050-0RW
 (40 min) Application Number: MST2006-00591
 Owner: City of Santa Barbara, Public Works
 Applicant: Tom Conti, Project Engineer
 Owner: City of Santa Barbara

(Proposal for pedestrian improvements to include the construction of sidewalk and street lighting located in the public right-of-way on the northeast side of Loma Alta Drive, between Coronel Road and Canon Perdido Street. The proposal includes the addition of safety features such as curbs, handrails and guardrails, the removal of approximately 15 shrubs/trees and 351 cubic yards of grading.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED ITEM**2. 100 W ANAPAMU ST****C-2 Zone**

(4:00) Assessor's Parcel Number: 037-052-0RW
 (40 min) Application Number: MST2005-00619
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Project Engineer
 Architect: Conceptual Motion

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Third Concept Review. Comments only; project requires Environmental Assessment.)

REVIEW AFTER FINAL**3. 1604 LOMA ST****E-1/R-2 Zone**

(4:40) Assessor's Parcel Number: 027-152-014
 (40 min) Application Number: MST2006-00600
 Owner: Kieran and Amy Maloney
 Architect: Alex Ugrik

(Review After Final for "as-built" alterations to the front façade of an existing residence under construction. Additional changes include "as-built" alterations to the retaining wall to increase the height from 1.5 feet to 3.5 feet, and landscaping alterations. A zoning Modification is requested for the "as-built" alterations to the front façade located within the front yard setback. The project will result in a 3,181 square foot house on a 10,160 square foot lot in the E-1/R-2 Zones. The proposed total of 3,181 square feet is 77% of the maximum FAR. The project received a previous Architectural Board of Review approval for a demolition and rebuild on 5/21/07.)

(Comments only; project requires Staff Hearing Officer Review for "as-built" alterations within the required front yard setback.)

**** SCHEDULED RECESS FROM 5:20 P.M. TO 5:40 P.M. ****

IN-PROGRESS REVIEW**4. 1015 SAN ANDRES ST****R-2 Zone**

(5:40) Assessor's Parcel Number: 039-242-011
 (35 min) Application Number: MST2006-00438
 Designer: Carlos Amaro
 Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 4,905 square foot two-story duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet and a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet and a 431 square foot attached two-car garage.)

(Preliminary Approval granted 3/10/08.)

CONCEPT REVIEW - CONTINUED ITEM**5. 201 W MONTECITO ST****C-2/R-4/SD-3 Zone**

(6:15) Assessor's Parcel Number: 033-032-006
 (35 min) Application Number: MST2008-00233
 Owner: Perry, Ros 201 Scott, LLC
 Owner: 201 W. Montecito St. LLC
 Architect: Pete Ehlen
 Owner: 201 W. Montecito St. LL

(Proposal for exterior alterations to an existing 12,700 square foot one-story commercial building to include removal and relocation of existing windows and doors, new window, new doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure.)

(Second Concept Review. Comments only; project requires Environmental Assessment.)

PRELIMINARY REVIEW**6. 700 BLK E ALAMAR AVE 2588 SEG ID**

(6:50) Assessor's Parcel Number: ROW-002-588
 (35 min) Application Number: MST2008-00258
 Owner: City of Santa Barbara Public Works
 Applicant: Steve Kaali
 Architect: BMC Communication
 Applicant: T-Mobile Wireless

(Proposal for installation of a new unmanned telecommunication wireless facility and equipment located within the public right-of-way. The proposal includes a new 38 foot tall wooden pole with three 59 inch panel antennas attached at the top of the pole and painted brown to match. A 48 inch tall power pedestal will be above ground and remaining equipment will be located in an underground (7 x 17 foot) vault.)

(Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - CONTINUED ITEM**7. 303 ROSARIO DR****R-2/SD-2 Zone**

(7:25) Assessor's Parcel Number: 059-212-009
 Application Number: MST2008-00397
 Owner: Milstein Frederick/Esther A
 Architect: Bob Easton

(Proposal for a two-story addition of 1,254 square feet to an existing 1,612 square foot duplex. The existing, nonconforming 375 square foot two-car garage will be demolished and a new 400 square foot garage will be constructed in its place. One additional uncovered parking space is proposed for a total of two covered and two uncovered parking spaces.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA