



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, October 20, 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, October 16, 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 Noon and the following Monday at 9:00 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 October 06, 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.

PRELIMINARY REVIEW**1. 517 W FIGUEROA ST****R-3 Zone**

(3:15) Assessor's Parcel Number: 039-250-020
 (35 min.) Application Number: MST2005-00143
 Owner: Steven Johnson
 Architect: Mark Wienke

(Proposal to construct a new three-story, nine-unit, 10,026 square foot apartment complex on a vacant 22,497 square foot lot in the R-3 Zone. Each of the nine units would have two bedrooms and balconies. Twenty (20) covered parking spaces will be provided in a 6,920 square foot subterranean parking garage. The project also includes restoration of a swale, a bike path along the access driveway, and riparian restoration for Old Mission Creek. A total of 1,705 cubic yards of cut and fill is proposed. The project includes Planning Commission review for minor changes to an approved building envelope.)

(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 009-05.)

REVIEW AFTER FINAL**2. 510 W PUEBLO ST****C-O Zone**

(3:50) Assessor's Parcel Number: 025-090-020
(25 min.) Application Number: MST2007-00302
Architect: Lenvik & Minor
Owner: Byers Family Trust 2002
Applicant: Jack Byers

(Proposal to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Project requires compliance with Staff Hearing Officer Resolution No. 079-07.)

(Review After Final for the addition of an "as-built" accessible lift and "as-built" alterations to the landscaping which involves the removal of one tree.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 633 DE LA VINA ST****R-3 Zone**

(4:15) Assessor's Parcel Number: 037-121-007
(25 min.) Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot in the R-3 Zone. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42-inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a requested modification.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

(4:40) Assessor's Parcel Number: 009-230-043
 (80 min.) Application Number: MST2004-00493
 Architect: Jeff Gorrell
 Owner: Olive Oil & Gas L P
 Applicant: John Price

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

(Second Concept Review. Project requires compliance with City Council Resolution No. 08-084.)

***** THE BOARD WILL RECESS AT 6:00 P.M. AND RECONVENE AT 6:20 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 915 E ANAPAMU ST****E-1/R-3 Zone**

(6:20) Assessor's Parcel Number: 029-201-003
 (35 min.) Application Number: MST2007-00331
 Owner: Charles Crail
 Agent: Suzanne Elledge Permit and Plan Service
 Architect: Cearnal Andrulaitis

(Proposal to construct 14 two-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,759 square foot parcel in the E-1 and R-3 Zones. The proposal includes one three-bedroom, two one-bedroom, and eleven two-bedroom apartments ranging from 555 to 1,618 square feet, for a total of 15,369 square feet. A total of 3,918 cubic yards of grading is proposed and 31 parking spaces are provided (21 below grade and 10 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The project requires environmental assessment and Staff Hearing Officer review for proposed modifications for less than the required distance between buildings and an oversize garage in the E-1 Zone.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for requested modifications for less than the required distance between buildings and an oversize garage in the E-1 Zone).

CONCEPT REVIEW - NEW ITEM**6. 130 S HOPE AVE****C-2/SD-2 Zone**

(6:55) Assessor's Parcel Number: 051-010-007
(30 min.) Application Number: MST2008-00450
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal for 150 linear feet of facade alterations at La Cumbre Plaza building F, suites F120 and F127. The proposal will not alter the existing tenant spaces.)

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

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

(7:25) Assessor's Parcel Number: 051-010-007
(30 min.) Application Number: MST2008-00451
Owner: Macerich Company
Applicant: Conceptual Motion Company
Architect: Benson & Bohl Architects

(Proposal to remodel 273 linear feet of facade alterations at La Cumbre Plaza building D, suites D100, D102, and D115. The proposal will not alter the existing tenant spaces.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA