



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, November 17, 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, November 13, 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 November 3, 2008, and clarification of Item #4 from October 20, 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. 100 W ANAPAMU ST****C-2 Zone**

(3:15) Assessor's Parcel Number: 037-052-0RW
 (45 min) Application Number: MST2005-00619
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Project Engineer
 Architect: Conceptual Motion
 Landscape Architect: Earthform Design

(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.)

(Preliminary Approval is requested.)

IN-PROGRESS REVIEW**2. 601 E MICHELTORENA ST****C-O Zone**

(4:00) Assessor's Parcel Number: 027-270-030
 (2 hours) 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 granted 1/28/2008. Final Approval of the project is requested.)

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

PRELIMINARY REVIEW**3. 1115 QUINIENTOS ST****R-2 Zone**

(6:20) Assessor's Parcel Number: 017-141-014
 (45 min) Application Number: MST2005-00609
 Owner: Jaime and Robin Melgoza
 Agent: Justin Van Mullem
 Architect: Keith Nolan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(Project requires compliance with Staff Hearing Officer Resolution No. 092-07.)

CONCEPT REVIEW - CONTINUED ITEM**4. 130 S HOPE AVE****C-2/SD-2 Zone**

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

(Proposal for an exterior façade remodel in two locations (Suites F120 and F127) of Building F at La Cumbre Plaza, for a total of 150 linear feet. No new square footage is proposed.)

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

CONCEPT REVIEW - CONTINUED ITEM**5. 436 CORONA DEL MAR DR****R-4/SD-3 Zone****(7:30)**

Assessor's Parcel Number: 017-321-007

Application Number: MST2008-00420

Owner: Larry Agostino

Architect: Alex Pujo, Pujo & Associates

Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construction of a new three-story, 3,196 square foot, two-unit residential duplex and a 437 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,247 square feet and unit two at 835 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes photovoltaic panels and a swimming pool. A total of 220 cubic yards of grading is proposed to be balanced on site. Zoning modifications are requested for the new garage to encroach into the interior and rear setbacks. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project requires Staff Hearing Officer review for Zoning modifications and a Coastal Development Permit.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for Zoning modifications and a Coastal Development Permit.)

CONSENT CALENDAR – SEE SEPARATE AGENDA