

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 ABR 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, June 25, 2009 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 **June 15, 2009**.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM**1. 13 S SOLEDAD ST****R-2 Zone**

(3:15) Assessor's Parcel Number: 017-183-018
(30 MIN) Application Number: MST2009-00278
 Owner: Housing Authority/City of Santa Barbara
 Architect: Tom Moore

(Proposal for a facade remodel to an existing two-story, 15-unit, residential apartment complex to include new roofing, walkways, patios, porch canopies, exterior lighting, and skylights. The project received ABR approval for other site improvements under MST2008-00474.)

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

CONCEPT REVIEW - CONTINUED ITEM**2. 5 S NOPAL ST****M-1 Zone**

(3:45) Assessor's Parcel Number: 017-163-006
(30 MIN) Application Number: MST2009-00075
 Owner: Martin Anguiano
 Applicant: Peter Kretzu
 Designer: Richele Mailand

(A concept review for a proposed new one-story 1,920 square foot manufactured Rockford Steel commercial warehouse/storage building on an existing 4,400 square foot lot. The current use is an unimproved contractor's storage lot. The proposal includes two new on-site parking spaces and site landscaping. The project requires Development Plan Approval Findings by the Architectural Review Board for 1,920 square feet of new commercial square footage.)

(Concept Review. Comments Only; Project requires Environmental Assessment and Development Approval Findings.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 421 E COTA ST****C-M Zone**

(4:15) Assessor's Parcel Number: 031-160-010
(45 MIN) Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six, two-bedroom and two, three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for a requested zoning modification for a reduction of the required parking.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis and Staff Hearing Officer review for a requested modification.)

FINAL REVIEW**4. 416 E COTA ST****C-M Zone**

(5:00) Assessor's Parcel Number: 031-212-024
(40 MIN) Application Number: MST2008-00097
Owner: City of Santa Barbara
Applicant: Housing Authority of Santa Barbara
Architect: Christine Pierron
Architect: Mark Wienke

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and one two-bedroom (1,000 square foot) manager's unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room are also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Staff Hearing Officer review for a requested parking modification, modifications to encroach into required setbacks, and a bonus density modification.)

(Preliminary Approval granted 12/1/2008. Project requires compliance with Staff Hearing Officer Resolution No. 089-08.)

**** THE BOARD WILL RECESS AT 5:40 P.M. AND RECONVENE AT 6:00 P.M. ****

PRELIMINARY REVIEW**5. 226 W DE LA GUERRA ST****R-3/R-4 Zone**

(6:00) Assessor's Parcel Number: 037-041-015
 (35 MIN) Application Number: MST2009-00248
 Owner: Stephen Harrel and Celeste Exempti
 Architect: Steve Harrel

(Proposal for a 754 square foot two-story addition and remodel to an existing 1,066 square foot, one-story, single-family residence, resulting in a two-unit, 1,820 square foot, two-story, residential duplex on a 6,250 square foot lot. Unit A is a proposed two-story, two-bedroom, 900 square foot residential unit. Unit B is a proposed two-story, two-bedroom, 920 square foot residential unit. Four covered parking spaces will be provided by an existing legal non-conforming detached, 984 square foot, four-car garage. The proposal includes alterations to the existing garage structure to include a new roof, new garage doors, and new exterior paint to match the proposed duplex.)

(Preliminary Approval is requested.)

PRELIMINARY REVIEW**6. 3855 STATE ST****C-2/SD-2 Zone**

(6:35) Assessor's Parcel Number: 051-010-010
 (35 MIN) Application Number: MST2009-00210
 Owner: Grace Lutheran Church of Santa Barbara
 Owner: Macerich La Cumbre, LLC
 Applicant: The Vons Companies, Inc.
 Architect: Courtney & Le Architects
 Agent: Little Div Architectural Consulting

(Proposal for an exterior facade remodel at the Vons in the La Cumbre Plaza. The proposal includes restriping parking stalls, the addition of accessible stalls and pathways per city requirements, new roof top equipment, exterior lighting, and landscaping.)

(Preliminary Approval is requested. Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

CONCEPT REVIEW - CONTINUED ITEM**7. 617 BRADBURY AVE****C-2 Zone**

(7:10) Assessor's Parcel Number: 037-122-006
 Application Number: MST2007-00559
 Owner: Leed Santa Barbara, LLC
 Architect: AB Design Studio

(This is a revised project. Proposal to demolish an existing 458 square foot single-family residence and construct a new three-story 5,978 square foot mixed-use development on a 5,000 square foot lot in the C-2 Zone. The project includes 918 square feet of commercial area, comprised of two retail spaces at 425 and 493 square feet, and two residential condominiums, comprised of 1,709 and 1,679 square feet. A total of seven (three commercial and four residential) covered parking spaces are proposed. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings for new commercial square footage.)

(Sixth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review of a Tentative Subdivision Map.)