



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, January 25, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
 CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CLAY AURELL
 CHRISTOPHER GILLILAND
 CAROL GROSS
 GARY MOSEL
 KEITH RIVERA
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

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	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required at the <u>time of submittal & each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - 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 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 Wednesday, January 20, 2010 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 **January 11, 2010**.
- C. Consent Calendar: **January 19, 2010** and **January 25, 2010**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

(3:15) Assessor's Parcel Number: 015-291-010
 (35 MIN) Application Number: MST2009-00500
 Owner: William H. Pritchett, Sr.
 Architect: Gilbert Garcia

(Proposal to abate violations of ENF2008-01303 and permit an "as-built" conversion of an existing 1,058 square foot commercial unit into a new three-bedroom residential unit. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including one 434 square foot single family residential unit, and a 1,975 square foot duplex. A total of six uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for four requested zoning modifications, including encroachments into the rear and interior required setbacks, building separation, and uncovered parking spaces.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for four requested zoning modifications.)

CONCEPT REVIEW - CONTINUED ITEM**2. 1008 CHINO ST****R-2 Zone**

(3:50) Assessor's Parcel Number: 039-242-015
(35 MIN) Application Number: MST2007-00646
 Owner: DB Partners, LLC
 Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. Unit A and B are proposed to be 1,232 square feet and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project requires Staff Hearing Officer review of a Tentative Subdivision Map.)

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

CONCEPT REVIEW - CONTINUED ITEM**3. 4151 FOOTHILL RD****COUNTY Zone**

(4:25) Assessor's Parcel Number: 059-160-017
(45 MIN) Application Number: MST2008-00496
 Owner: Webster Properties, LP
 Applicant: Michael Towbes
 Architect: Lenvik & Minor Architects
 Agent: Steve Fort
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal to construct three, two-story, commercial office buildings, for a total of 67,550 square feet, on a proposed four acre site in the C-1/SD-2 Zone. Building A is proposed to be 41,056 square feet. Buildings B and C are proposed to be 13,247 square feet each. The proposal includes the demolition of the existing gas station and on-site remediation. The project proposes 63,817 square feet of landscaping, bio-swales, 191 parking spaces and 30 bike spaces, and public improvements including sidewalks, and parkways. 16,447 cubic yards of grading is proposed. The project requires Planning Commission review for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for an Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.)

CONCEPT REVIEW - CONTINUED ITEM**4. 312 RANCHERIA ST****R-4 Zone**

(5:10) Assessor's Parcel Number: 037-231-010
(30 MIN) Application Number: MST2005-00634
Architect: Jose Luis Esparza
Owner: Rancheria Cottages, LLC

(A revised architectural style for the proposal to construct five, two-story, attached residential condominiums on an 11,375 square foot lot in the R-4 Zone. The proposal will consist of four two-bedroom units and one one-bedroom unit and vary in size from 991 to 1,104 square feet for a combined total of 5,407 square feet of living area. Each unit will have an attached two-car garage for a combined garage total of 2,230 square feet. The proposal includes 243 cubic yards of cut and fill and demolition of the two existing residential units and three storage sheds. The project requires Staff Hearing Officer review for a requested modification to allow the front entry porch to extend into the required 10 foot front setback. The project received Planning Commission approval for a Tentative Subdivision Map on 7/13/06 (Resolution No. 029-06) and a time extension by the Staff Hearing Officer on 7/16/08 (Resolution No. 058-08).)

(Third Concept Review. Comments only; Project requires a Substantial Conformance Determination, Staff Hearing Officer review for a requested modification, and compliance with Planning Commission Resolution No. 029-06 and Staff Hearing Officer Resolution No. 058-08.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 5:40 P.M. AND RECOVENE AT 6:00 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**5. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

(6:00) Assessor's Parcel Number: 051-010-007
(30 MIN) Application Number: MST2009-00523
Owner: Riviera Dairy Products
Architect: Sidley Jones, Inc.
Business Name: Love Culture

(Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. the project will result in a Measure "E" credit of 422 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(Second Concept Review. Project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

CONCEPT REVIEW - CONTINUED ITEM**6. 949 VERONICA SPRINGS RD****E-1 Zone**

(6:30) Assessor's Parcel Number: 049-040-022
(30 MIN) Application Number: MST2009-00561
Owner: First Baptist Church of Santa Barb
Agent: Nick Gonzalez
Applicant: Sprint/Clearwire

(Proposal for the installation of a new radio telecommunications facility provided by Sprint/Clearwire Wireless, to consist of 3 panel antennas, 3 parabolic antennas, and a small radio equipment cabinet located at an existing church. The proposal also includes an exterior alteration to the existing building to replace the existing wood siding with stucco. The proposed antennas will be located behind a transparent screening element attached to the existing rooftop cupola. The proposed radio equipment cabinet will be located on the ground and screened by a new 27 linear foot, 5 foot tall cmu wall. This proposal is aesthetically the same as the MST2007-00150 case and which subsequently expired on 9/4/09. The project requires Findings of No Visual Impacts.)

(Second Concept Review. Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1224 COAST VILLAGE CIR****C-1/SD-3 Zone**

(7:00) Assessor's Parcel Number: 009-291-013
(30 MIN) Application Number: MST2009-00569
Owner: Frank and Katharine Miller
Applicant: Clearwire
Agent: Nick Gonzalez

(Proposed installation of broadband wireless telecommunications facility consisting of three panel antennas, three parabolic antennas, and a small radio equipment cabinet. All antennas will be behind existing rooftop screening, and facility was previously permitted under MST2007-00256. Previous permit expired before site was constructed. Project requires Findings of No Visual Impacts.)

(Project requires Findings of No Visual Impacts.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 590 LAS POSITAS RD****P-R Zone****(7:30)**

Assessor's Parcel Number: 047-010-049
Application Number: MST2009-00568
Owner: Elings Park Foundation
Applicant: Clearwire
Agent: Nick Gonzalez

(Proposal for the replacement of three existing stub-mounted panel antennas, the addition of one 12" panel antenna on an existing stub mount, and the installation of one new radio equipment rack inside an existing equipment cabinet located at an existing Sprint/Nextel wireless facility near the westerly boundary of Elings Park South. The existing wireless equipment was permitted by the county, prior to the annexation of the land to the city, and is an allowed use at the park as stated in the Memorandum of Understanding (MOU). The project requires Findings of No Visual Impacts.)

(Project requires Findings of No Visual Impacts.)

CONSENT CALENDAR – SEE SEPARATE AGENDA