



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, April 19, 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, April 14, 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 **April 05, 2010**.
- C. Consent Calendar: **April 12, 2010**, and **April 19, 2010**
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM:**(3:15)**

(20 MIN)

PLAN SANTA BARBARA GENERAL PLAN UPDATE – REVIEW OF DRAFT GENERAL PLAN DOCUMENTS AND DRAFT ENVIRONMENTAL IMPACT REPORT

(Receive a brief presentation from Staff regarding the Plan Santa Barbara General Plan Update – an overview discussion regarding review of a draft General Plan documents and Draft Environmental Impact Report)

City Staff Presenter(s): John Ledbetter, Principal Planner.

PRELIMINARY REVIEW**1. 915 E ANAPAMU ST****E-1/R-3 Zone**

(3:35) Assessor's Parcel Number: 029-201-003
(50 MIN) Application Number: MST2007-00331
 Owner: Charles Crail
 Agent: Suzanne Elledge Permit and Plan Service
 Architect: Cearnal Andrulaitis
 Applicant: Trish Allen

(Proposal to construct 13 two- and three-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,055 square foot parcel in the E-1 and R-3 Zones. Nine of the units are proposed above a subterranean parking structure. The proposal includes two three-bedrooms, two one-bedroom, and nine two-bedroom apartments ranging from 669 to 1,584 square feet, for a total of 14,934 square feet. A total of 3,350 cubic yards of grading is proposed and 28 parking spaces are provided (17 below grade and 11 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The proposal involves the removal of 20 existing trees, 3 trees to be relocated on site, 18 trees to remain, and 35 new oak trees (7 on-site, and 28 off-site), and 36 new ornamental trees.)

(Request for Preliminary Approval of the project with the findings for the adoption of the Final Mitigated Negative Declaration (FMND).)

PRELIMINARY REVIEW**2. 535 E MONTECITO ST****M-1 Zone**

(4:25) Assessor's Parcel Number: 031-351-010
(45 MIN) Application Number: MST2006-00530
 Owner: Housing Authority of the City of Santa Barbara
 Applicant: John Campanella
 Architect: William Hezmalhalch Architects, Inc.
 Applicant: Bill McReynolds

(The proposal is a redesign of a project previously approved by the Planning Commission. The proposed project consists of 48 residential condominium units in four, two- and three-story buildings, on a 1.8-acre vacant lot. The size of the residential units would vary, ranging between 994 and 2,086 square feet. Each of the four buildings would contain twelve residential units and would have individual courtyards. All units would have a two-car garage, with a mix of side by side configuration and tandem configuration. Four guest parking spaces would be provided, resulting in a total of 100 on-site parking spaces. Vehicle access would be provided from East Montecito Street, with emergency access only from Calle Cesar Chavez. Forty of the 48 units would be sold as below-market rate units. A 14-foot wide shared access easement is provided along the western perimeter of the project site. The prior approvals consisted of a Tentative Subdivision Map, a Modification to provide less than the required amount of guest parking and City Council approval of a Specific Plan (SP-10). The redesigned project received a Substantial Conformance Determination on 11/19/2009.)

(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 032-08 and Specific Plan SP-10.)

CONCEPT REVIEW - CONTINUED ITEM**3. 632 E CANON PERDIDO ST****R-3 Zone**

(5:10) Assessor's Parcel Number: 031-032-017
(40 MIN) Application Number: MST2008-00563
 Owner: Boys & Girls Club of Santa Barbara Inc.
 Architect: Lenvik & Minor Architects

(Proposal to construct a new, two-story, 13,465 square foot addition for new permanent classrooms and administration offices at the El Montecito School on a 2.20 acre parcel in the R-3 Zone. The site is currently developed with 16,789 square feet of existing permanent structures and 7,200 square feet of temporary portable units for a total of 23,989 square feet of existing on site development. The proposal includes the removal of the 7,200 square feet of temporary portable classrooms and with the proposed addition of 13,465 square feet of permanent structures the project will result in a net addition of 6,265 square feet to the site, and will result in a total of 30,254 square feet of on-site development, below the allowable 25 percent F.A.R. The site currently includes 24 parking spaces and the proposal includes the addition of 9 new spaces for a total of 33 parking spaces. The project requires Planning Commission review for Development Plan Approval for new non-residential square footage, a Conditional Use Permit for continued non-residential use in the R-3 Zone, and a parking modification.)

(Third Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis and Planning Commission review for Development Plan Approval, a Conditional Use Permit, and modifications for parking and lot coverage.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 5:50 P.M. AND RECOVENE AT 6:10 P.M. ***

FINAL REVIEW**4. 3052 STATE ST****C-2/SD-2 Zone**

(6:10) Assessor's Parcel Number: 053-342-033
(35 MIN) Application Number: MST2010-00016
 Owner: Timothy D. and Claudia K. Garrett
 Contractor: Terra Nova Industries
 Business Name: Beverages & More, Inc.
 Architect: Hayashida Architects

(Proposal to demolish 1,758 square feet of an existing 10,757 square foot building, demolish a 1,288 square foot detached warehouse, provide 12 new parking spaces for a total of 34 on-site parking spaces, and revised parking lot and site landscaping to include the removal of two existing trees and addition of nine new trees. The proposal will result in one 8,999 square foot commercial building and a 3,046 credit of Measure E square footage. The proposal will abate the violations of ENF2009-00505.)

(Preliminary Approval granted 4/5/2010. Final Approval is requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1812 SAN PASCUAL ST****R-3 Zone**

(6:45) Assessor's Parcel Number: 043-163-011
(35 MIN) Application Number: MST2010-00097
Owner: Michael Szymanski
Architect: Hogarth & Associates

(Proposal for alterations and additions to an existing multifamily residential parcel to result in four residential units in two duplex configurations, including two three-bedroom units and two two-bedroom units on an 11,100 square foot lot. A façade remodel is proposed for the front elevation of the existing front duplex (Units A & B). A new two-bedroom 918 square foot residential unit (Unit D) is proposed above an existing two-bedroom 1,083 square foot single-family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition resulting in a 918 square foot unit. A total of 8 parking spaces will be provided on site with four uncovered spaces and a new four-car garage. The proposal will abate the violations listed under enforcement case ENF2005-00016.

(Comments Only; Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1501 SAN ANDRES ST****C-P/R-2 Zone**

(7:20) Assessor's Parcel Number: 043-244-015
(35 MIN) Application Number: MST2010-00094
Owner: Krieg Family Trust
Applicant: Scott Dunaway
Architect: ACO Architects

(Proposal for a new T-Mobile wireless facility to be located at an existing one-acre commercial parcel. The proposal involves six new panel antennas on three arrays, one new GPS antenna, and four new equipment cabinets located on the ground within a new wooden enclosure. The six new panel antennas will be located on the roof and screened within a new enclosure to match the existing equipment enclosure (maintained by another wireless provider). The GPS antenna is proposed to be mounted on the existing parapet wall. The project requires the Finding of No Visual Impacts.)

(Project requires the Finding of No Visual Impacts.)

CONSENT CALENDAR – SEE SEPARATE AGENDA