



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

AGENDA

Note: Tuesday meeting date due to the Monday holiday.

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

TUESDAY, January 22, 2013 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS:
 THIEP CUNG
 SCOTT HOPKINS
 GARY MOSEL
 KIRK GRADIN
 STEPHANIE POOLE
 WILLIAM H. WITTAUSCH
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, 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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- 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, ext. 3308. 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 Tony Boughman, at (805) 564-5470, ext. 4539, or by email at TBoughman@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. 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:

- A. On Thursday, January 17, 2013, 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.
- B. 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 11:00 a.m. 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 on this agenda for a public discussion before the Board. 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 7, 2013**.
- C. Consent Calendar of **January 14, 2013**, and **Tuesday, January 22, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. **Subcommittee Appointments.**

REVIEW AFTER FINAL**1. 601 E MICHELTORENA ST****C-O Zone****(3:10)**

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal Andrulaitis, LLP
 Landscape Architect: Katie O'Reilly-Rogers

(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 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038).**)

(Review After Final referred from Consent Calendar to permit an as-built white picket fence along the top of the stone walls at Micheltorena Street.)

IN-PROGRESS REVIEW**2. 222 N MILPAS ST****C-2/C-P Zone**

(3:40) Assessor's Parcel Number: 017-051-002
Application Number: MST2012-00412
Owner: Scolari Properties, LLC
Applicant: Jose Cervantes
Business Name: The Fresh Market

(Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front façade, interior remodel to divide the building into three tenant lease spaces, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.)

(Project was revised for three tenant spaces rather than two.)

CONCEPT REVIEW - NEW ITEM**3. 3714 STATE ST****C-P/SD-2 Zone**

(4:10) Assessor's Parcel Number: 053-300-023
Application Number: MST2012-00443
Owner: Kellog Associates
Applicant: Kenneth Marshall

(Conceptual review of a proposed revision to the previously approved mixed-use development at the Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel (Sandman Inn) and construction of 5,274 square feet of office space and 72 residential condominiums.)

(Comments only; project requires environmental assessment and Planning Commission review.)

FINAL REVIEW**4. 1130 N MILPAS ST****E-1/R-3 Zone**

(4:40) Assessor's Parcel Number: 029-201-004
Application Number: MST2009-00551
Owner: Santa Barbara Bowl Foundation
Architect: DesignArc
Agent: Trish Allen, SEPPS, Inc.

(Proposal to construct a new 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

CONCEPT REVIEW - CONTINUED ITEM**5. 213 W COTA ST****R-3 Zone**

(5:10) Assessor's Parcel Number: 037-161-004
Application Number: MST2012-00447
Owner: Soon Sik Tansen
Designer: Tom Kress

(Proposal for a new three-unit two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

(Second Review, project last reviewed on December 10, 2012. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED ITEM**6. 120 S HOPE AVE****C-2/SD-2 Zone**

(5:40) Assessor's Parcel Number: 051-010-014
Application Number: MST2012-00361
Owner: Patricia S. Nettleship, Trustee
Owner: Macerich Company
Architect: Ryan Mills

(Proposal to complete the La Cumbre Plaza facade upgrades to all buildings per the current Tenant Design Criteria. Square footage changes are not proposed. Conceptual or project approval of proposed facade upgrades on buildings A through K, and development of a plan for phased final approvals on a building-by-building basis is requested. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015.)

(First review of first phase of facade renovations for the mall under this application. This review is for Buildings D and G, work to include removal of existing canopy, new parapet heights and detailing, new display boxes, new window and storefront openings, and re-massing façade elevations.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 35 N CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

(6:10) Assessor's Parcel Number: 017-113-004
Application Number: MST2012-00486
Owner: Verde Ventures, LLC
Architect: Rex Ruskauff

(Proposal to demolish and replace two existing one-story storage buildings in the same footprints. One is 3,798 square feet and the other is 3,278 square feet and they will be constructed with concrete bases and metal siding and roofs. The square footage of the buildings will not change and seven parking spaces are proposed to remain. Staff Hearing Officer review of a Coastal Development Permit and a Conditional Use Permit to allow non-ocean-oriented business to be conducted on site is requested.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Coastal Development Permit.)

CONCEPT REVIEW - CONTINUED ITEM**8. 1911 CHINO ST****R-2 Zone****(6:40)**

Assessor's Parcel Number: 043-121-013
Application Number: MST2012-00475
Owner: Eddie M. Walker
Architect: Gil Barry
Owner: Alamar II, LLC

(Proposal to demolish an existing detached 600 square foot two-car garage and construct a new 1,320 square foot two-story single-family residence and attached 407 square foot two-car garage. The project is located at the rear of the 7,500 square foot lot behind the existing 990 square foot one-story single-family residence. A new driveway and two uncovered parking spaces are also proposed.)

(Second Review. Project was last reviewed on January 7, 2013. Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA