



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR

**Monday, September 10, 2012**    **630 Garden Street: David Gebhard Public Meeting Room**    **1:00 P.M.**

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**BOARD MEMBERS:**

DAWN SHERRY, *Chair*  
PAUL ZINK, *Vice Chair* (Consent Calendar Representative)  
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)  
GARY MOSEL  
KIRK GRADIN  
STEPHANIE POOLE

**CITY COUNCIL LIAISON:**    DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**    BRUCE BARTLETT

**STAFF:**    JAIME LIMÓN, Design Review Supervisor  
                  TONY BOUGHMAN, Planning Technician  
                  GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

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### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. 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.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

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, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

**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](http://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 [toughman@SantaBarbaraCa.gov](mailto:toughman@SantaBarbaraCa.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

**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. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, September 6, 2012, 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](http://www.SantaBarbaraCa.gov/abr).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

### **ABR - REVIEW AFTER FINAL**

#### **A. 601 E MICHELTORENA ST**

**C-O Zone**

Assessor's Parcel Number: 027-270-030  
Application Number: MST2003-00827  
Owner: Santa Barbara Cottage Hospital Foun  
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).

**Proposed landscape plan revisions consisting of tree removals. A total of 21 trees have been revised from original plan. Three were previously approved for removal (via city staff), three are dead, one is declining and in poor health, and fourteen are requested removals. The trees originally shown to be replanted are now proposed for removal at their intended locations, and are not desirable specimen for this project. In addition a proposed 24" box Quercus Virginiana was removed from the plans due to site constraints related to wall footing conflicts.**

### **ABR - FINAL REVIEW**

#### **B. 301 W CABRILLO BLVD**

**HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
Application Number: MST2012-00211  
Owner: City of Santa Barbara

Proposal for improvements to the existing sidewalk and landscaping along the east side of the harbor and boat ramps. The project includes replacement of approximately 360 feet of existing concrete sidewalk, installation of a tile mosaic City seal in the sidewalk, installation of 200 linear feet of handrails along the pedestrian sidewalk at Sea Landing, 10 linear feet of handrails along the launch ramp, and replacement of landscaping including replacement of some existing trees.

**Final Approval is requested.**

**ABR - REVIEW AFTER FINAL****C. 422 OLD COAST HWY****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-343-013  
Application Number: MST2012-00281  
Owner: Housing Authority/City of Sb  
Architect: Christine Pierron

Proposal to resurface an existing parking lot and restripe to add a handicap space. The existing trash enclosure and an existing 10 inch diameter Pine tree will be removed to allow keeping 10 total parking spaces. A new trash enclosure and two new trees are proposed.

**Review After Final to remove an existing six-inch diameter Liquid Amber tree to make room for the approved new parking space.**

**ABR - NEW ITEM****D. 40 E ALAMAR AVE****R-O Zone**

Assessor's Parcel Number: 051-141-031  
Application Number: MST2012-00343  
Owner: Stephen E. and Janis F. Drammer Trustees  
Applicant: Michael Holliday

Proposal to revise the existing landscape plan by adding a new Olive tree near the northeast corner, and a new Olive tree near the southeast corner of the property, and to refurbish an existing hedge along the east property line between two parking lots. The hedge is proposed to replace six Pepper trees shown on the approved landscape plan but were not planted.

**(Action may be taken if sufficient information.)**

**ABR - NEW ITEM****E. 735 W MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 039-032-001  
Application Number: MST2012-00354  
Owner: Elias Khoury  
Architect: Dawn Sherry

Proposal for minor exterior alterations to include replacement of an existing entry door, elimination of the security gate, and alterations to the existing sidewalk configuration to comply with ADA accessibility requirements.

**Action may be taken if sufficient information is provided.**