



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

Monday, April 9, 2012

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Calendar Representative)
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
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

ATTENDANCE:

Representatives present: Gilliland and Zink

Staff present: Boughman

ABR - NEW ITEM

A. 329 S SALINAS ST

C-P/R-2 Zone

Assessor's Parcel Number: 015-262-011
Application Number: MST2012-00127
Owner: Hutton Foundation
Architect: Robert Miller

(Proposal for a new ADA ramp and handrail in front of an existing commercial building.)

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

Continued one week with the following comments: The proposed railing is not acceptable. Provide something more traditional, in keeping with the architectural style of the building. Study opportunities to add patterning with pickets

ABR - NEW ITEM**B. 3230 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-030
Application Number: MST2012-00050
Owner: Victor and Susan Schaff
Architect: J. Michael Holliday

(Proposal for alterations to an existing commercial building. The project consists of a new ADA accessible ramp, parking, and walkway, new rooftop mechanical equipment with new screening, minor window changes, a 20 square foot addition, and new planters.)

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

Continued one week to Consent with the following comments: 1) Show existing trees; 2) Add a planter along the bottom of the new ramp with at least 12 inches of planting width; 3) Provide a planter bed for a new tree on the east side of the building to accommodate at least a 24 inch box tree; 4) Study the rhythm of trees along the east side of the building and possibly add a fourth tree; 5) Study options for the proposed window and door infilling, it is not acceptable as proposed; 6) Provide a color board; 7) Extend the proposed rooftop mechanical screening to attach the east side of it to the taller front portion of the building; 8) Restore the planting in the bed at the southeast corner with low ground cover to match the existing planting at the front of the building.

ABR - REVIEW AFTER FINAL**C. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke
Architect: Christine Pierron

(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 eight affordable residential apartments (six 2-bedroom and two 3-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 eight 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 received Staff Hearing officer Approval on August 12, 2009 (Resolution No. 070-09).)

(Review After Final of landscape plan for 425 E. Cota Street.)

Final Approval of the Review After Final as submitted.