



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR MINUTES

**Monday, September 10, 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  
KIRK GRADIN  
STEPHANIE POOLE

**CITY COUNCIL LIAISON:**    DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**    BRUCE BARTLETT

**STAFF:**    JAIME LIMÓN, Design Review Supervisor  
              SUSAN GANTZ, Planning Technician  
              GLORIA SHAFER, Commission Secretary

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

Representatives present:    Dawn Sherry, Kirk Gradin (item E) and Chris Gilliland (item C).

Staff present:    Susan Gantz

### 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.**

Final Approval of the Review After Final with the following conditions: 1) increase the Giant Bird of Paradise at the north elevation of unit 21 from five gallon to 24" box; 2) at any location where a Giant Bird of Paradise is being replaced, the replacement shall be 15 gallon plants, except for the *rhapiolepis*, which can remain five gallon.

### **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.**

Postponed one week due to the applicant's absence.

### **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 Santa Barbara  
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.**

Final approval of the Review After Final as submitted.

**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.)**

Project Design Approval and Final Approval as noted on sheet A-4. The 14 new Rhapsiolepis Minor are to be minimum 5 gallon plants. The new Olive tree is to be a minimum 15 gallon size.

**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.**

Project Design Approval and Final Approval with the following conditions: 1) verify whether existing landscaping is to be upgraded as part of the other project on site; 2) door color to match the existing trim color; 3) installation of a permanent potted plant at the raised curb nearest the front entry door is recommended; 4) verify whether compressor locations are within the front setback.