



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Tuesday, September 6, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
THIEP CUNG
COURTNEY JANE MILLER
KEVIN MOORE
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Kirk Gradin and Courtney Jane Miller (Item A only).

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 3760 STATE ST

C-P/R-O/SD-2 Zone

Assessor's Parcel Number: 053-300-033
Application Number: MST2016-00384
Owner: Gwen Griffin Santa Barbara Llc
Applicant: Earthform Design

(Proposal for parking lot landscape alterations. The proposal includes the replacement of 17, 18 foot tall mature *ficus benjamina* trees with 36 inch box trees. The new trees will be either *metrosideros excelsa* "New Zealand Christmas Tree," *arbutus marina* "Strawberry Tree," *stenocarpus sinuatus* "Firewheel Tree," or *quercus virginiana* "Southern Live Oak." The existing trees present potential liability due to roots, and maintenance issues. The new trees will be more water wise than the existing.)

Present: Sam Maphis, Applicant; and Trey Pinner, Property Manager.

Continued one week with the applicant to return with a phased approach indicating a minimum of 30 percent of the trees to remain, closest to State Street; and the remaining trees to be replaced in two to three years at the applicant's discretion.

ABR - CONTINUED ITEM**B. 426 W ORTEGA ST****R-4 Zone**

Assessor's Parcel Number: 037-072-015
Application Number: MST2016-00380
Owner: Juana Barbosa
Applicant: Morando Design

(Proposal to remove the unpermitted enclosure of a second floor deck, relocate the washer and dryer from rear unit kitchen to carport beneath, and remove an unpermitted storage shed and driveway gate. Also proposed is to demolish an as-built entry door and porch and permit new entry door and porch in the new location on the side of the building. This project will address violations identified in Zoning Information Report ZIR2016-00147 and Enforcement Case ENF2016-00459.)

(Second Review. Project was last reviewed on August 29, 2016.)

Present: Mark Morando.

Project Design and Final Approval as noted on sheet A-4.

ABR - REVIEW AFTER FINAL**C. 320 W PUEBLO ST****SP-8 Zone**

Assessor's Parcel Number: 025-100-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Planning & Permitting Services
Landscape Architect: Bob Cunningham
Architect: Erich Burkhart
Architect: Brian Cearnal

(The original project under this application was the proposed Cottage Hospital Master Plan which involved the replacement of the main hospital building and other structures on site, new parking structures, and the closure of one block of Castillo Street. A revision to the project is proposed to construct a new egress stair, required by the office of Statewide Health Planning and Development, which necessitates the removal of the existing 60 foot tall, 28 inch diameter *pinus canariensis* "Canary Island Pine" tree. The revision to the project also includes a tree replacement plan as mitigations for the loss of a protected tree and to comply with the conditions of approval.)

(Review After Final of reconfiguration of perimeter fence for enhanced security.)

Present: Bob Cunningham, Landscape Architect; and Nick Henderson, Santa Barbara Cottage Hospital.

Continued one week to Consent.