



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, May 23, 2011

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL
CHRISTOPHER GILLILAND (Consent Calendar Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

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

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 so that the applicant can answer 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. 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 extension 4539, or by email at tboughman@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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: On Thursday, May 19, 2011, the 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.

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

ATTENDANCE

Representatives present: Chris Gilliland and Keith Rivera

Staff present: Susan Gantz

ABR - NEW ITEM

A. 415 E MICHELTORENA ST R-3 Zone

Assessor's Parcel Number: 027-252-033
Application Number: MST2011-00209
Owner: Amherst Exchange
Architect: Dawn Sherry

(Proposal for facade improvements to an existing five unit, two-story apartment building. The project includes construction of a new deck at east elevation, replacement of existing wrought iron railings throughout, window and door changes, addition of corbels, false balconies, and French doors at the south elevation; new garage doors, replacement of trash enclosure, and interior remodeling.)

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

Project Design Approval as submitted and continued one week to Consent for details.

ABR - REVIEW AFTER FINAL

B. 601 E MICHELTORENA ST C-O Zone

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

(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 to replace Canary Island Date Palms along the central stair through the site with Mexican Fan Palms.)

Final Approval as submitted.

ABR - NEW ITEM**C. 3820 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 057-240-052
Application Number: MST2011-00206
Owner: Peaceful View Properties, LLC
Designer: Michael Cicileo

(Proposal to revise the approved landscape plan along the eastern side of the building, and replace a tree in the rear parking lot. The project will address violations in ENF2011-00151.)

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

Final Approval with the condition that three 24" Koeliuteria trees be added.

ABR - REVIEW AFTER FINAL**D. 116 E YANONALI ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-018
Application Number: MST2006-00361
Owner: SB6 Group, LLC
Owner: DBN Yanonali, LLC
Architect: The Conceptual Motion Company

(Proposal to construct a three-story mixed-use building consisting of six residential units totaling 8,588 square feet, and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Project received Planning Commission Approval on 7/19/2007 [Resolution No. 030-07]).

(Review After Final for change of material at atrium from sheet metal to stucco, exterior building color to off-white, removal of security gate, and change custom garage gate to industrial-style gate.)

Continued to Consent Calendar with the following comments: 1) change of metal cladding to board-form plaster is approved; 2) it is acceptable to substitute board-form plaster where bead-blasted concrete is shown on the previously approved exterior elevations; 3) removal of security gate is approved. 4) Garage gate change approved with the condition that the proportion of the framing be revised to be similar to the window mullion patterns on the rest of the building and that applicant submit a revised gate design (including details) for final approval on ABR Consent.