



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, October 31, 2011 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

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

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

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. 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 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 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, October 27, 2011, 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.

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 - NEW ITEM

A. 2222 BATH ST C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2011-00403
Owner: Rabobank N.A.
Agent: Dennis Stout
Contractor: Coast Sign Inc.

(Proposal to install an awning on the front of the building above the existing ATM. Signage is proposed on the awning to be reviewed by the Sign Committee.)

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

ABR - REVIEW AFTER FINAL

B. 300 W ORTEGA ST NONE Zone

Assessor's Parcel Number: 037-073-0RW
Application Number: MST2007-00239
Owner: City of Santa Barbara
Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size [one through lane in each direction], pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. The building at 309 W. Ortega has been purchased by the City and will be protected in place during construction. The building at 306 W. Ortega Street will be purchased by the City and will also be protected in place during construction. The Historic Landmark Commission [HLC] reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project [reference MST1992-00465].)

(Review After Final to install two natural gas vent pipes.)

ABR - NEW ITEM

C. 2206 OAK PARK LN R-3 Zone

Assessor's Parcel Number: 025-171-037
Application Number: MST2011-00391
Owner: Ritva Hiltunen Living Trust

(Proposal to remove an existing oak tree in the front yard of a multi-family development.)

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

ABR - REVIEW AFTER FINAL**D. 320 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-102-001
 Application Number: MST2003-00152
 Owner: Santa Barbara Cottage Hospital
 Agent: Suzanne Elledge Permit Processing
 Landscape Architect: Bob Cunningham
 Architect: Erich Burkhart
 Architect: Brian Cearnal

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Review After Final to remove an existing planter and install paving and add a planter at a different location.)

ABR - FINAL REVIEW**E. 1321 ALAMEDA PADRE SERRA****A-1 Zone**

Assessor's Parcel Number: 029-110-027
 Application Number: MST2011-00362
 Owner: Ernest Brooks II
 Architect: Design Arc
 Architect: Steve Carter
 Engineer: Penfield & Smith Engineers
 Owner: Santa Barbara County Bowl

(Proposal for roadway and drainage improvements on the Jefferson School site in the City jurisdiction including 1,435 cubic yards of combined cut and fill grading for repairing and repaving the roadway and for drainage improvements. The project is related to the proposed roadway, parking lot, restroom/concession building, and grading improvements on the Santa Barbara County Bowl property within County jurisdiction.)

(Final approval of landscaping is requested.)

ABR - FINAL REVIEW**F. 1312 E GUTIERREZ ST****R-2 Zone**

Assessor's Parcel Number: 031-392-003
 Application Number: MST2011-00249
 Owner: Jasen Bodie Nielsen
 Architect: David Burke

(Proposal to convert an 886 square foot garage and storage area into a second dwelling unit, add 90 square feet of storage space on the first floor, and enclose a second floor porch. The project will address violations in enforcement case ENF2011-00131.)

(Final approval of landscaping is requested.)

ABR - FINAL REVIEW**G. 602 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-092-001
Application Number: MST2011-00158
Owner: Yule William H III
Architect: Kent Mixon
Landscape Architect: Chris Gilliland

(Proposal to remodel and repair an existing 1,600 square foot two-story duplex. The project involves new windows, a new entry trellis, a new approximately 6 to 8 foot high wall and fence combination, exterior siding, roof framing and roof, and interior remodeling including new electrical and plumbing. New exterior materials and details will match existing. With exception of a new entry trellis and relocation of stairway at rear of duplex, the proposed work occurs within the footprint of the existing structure.)

(Project received Final Approval of architecture on October 3, 2011. Final approval of landscaping is requested.)