



# City of Santa Barbara California

## *COURTESY NOTICE TO INTERESTED PARTIES IN LIEU OF MAILED AGENDA*

### **ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR**

**MONDAY, SEPTEMBER 10, 2012**

**1:00 P.M. \*(SEE NOTE BELOW)**

**630 GARDEN STREET, DAVID GEBHARD PUBLIC MEETING ROOM**

The Architectural Board of Review (ABR) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

Address: **601 E Micheltorena Street**  
Assessor's Parcel Number: **027-270-030** **Zone: C-O Zone**  
Application Number: **MST2003-00827**  
Owner: **Santa Barbara Cottage Hospital Foundation**  
Agent: **Ken Marshall**  
Architect: **Cearnal Andrulaitis, LLP**  
Landscape Architect: **Katie O'Reilly-Rogers**

Project Description: 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.**

Public comments will be allowed during review of the project by the ABR. The ABR is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the ABR's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to [ABRSecretary@santabarbaraca.gov](mailto:ABRSecretary@santabarbaraca.gov).

This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Tony Boughman at (805) 564-5470 ext. 4539, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). Our 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. Meeting agendas and minutes are posted online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr). Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division Staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**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.

**\*NOTE:** The regular ABR Consent Calendar begins Monday afternoon at 1:00 p.m. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. The approximate time the project will be reviewed is listed to the left of each item. **It is suggested that applicants arrive at least 15 minutes early.** Agenda schedule is subject to change as cancellations occur. The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely.