



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, June 18, 2012

630 Garden Street: David Gebhard Public Meeting Room

1:00 P.M.

BOARD MEMBERS:

DAWN SHERRY, *Chair*
PAUL ZINK, *Vice Chair*
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
GARY MOSEL
KEITH RIVERA (Consent Calendar Representative)
KIRK GRADIN
STEPHANIE POOLE

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

ATTENDANCE:

Representatives present: Gilliland and Rivera

Staff present: Boughman

ABR - FINAL REVIEW

A. 528 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-201-029
Application Number: MST2012-00147
Owner: Thomas P. Ziegler Trust
Architect: Ted Meeder

(Proposal to remodel the exterior of the existing 3,218 square foot commercial building and construction of a new 797 square foot outdoor dining patio with associated alterations to the parking lot and landscaping.)

Final approval with the condition to show the backflow device and associated landscape screening on the plans.

ABR - REVIEW AFTER FINAL**B. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke
Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer approval on 8/12/09 (Resolution No. 070-09).)

(Review After Final to change the approved elevator tower finial to a cow jumping over the moon.)

Review After Final approved as submitted.

(Chris Gilliland stepped down.)

ABR - NEW ITEM**C. 1701 ANACAPA ST****R-3 Zone**

Assessor's Parcel Number: 027-310-001
Application Number: MST2012-00219
Owner: Giuseppe Lala Living Trust
Contractor: Javier Medina

(Proposal to replace five electrical pedestal meters with five new service panels and enclosures. Four panels are proposed to be mounted on the front wall of the existing 35 unit apartment building.)

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

Project Design Approval and Final Approval with conditions: 1) Eliminate the small tile roofs on the enclosures. Consider metal roofs instead, painted to match the stucco. 2) Paint doors of enclosures to match stucco. 3) Paint all conduits to match building.

ABR - REVIEW AFTER FINAL**D. 1008 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-242-015
Application Number: MST2007-00646
Owner: DB Partners LLC
Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing 1,878 square foot building footprint, and construct three new two-story, single-family residential condominiums with three attached two-car garages, on an 11,250 square foot lot in the R-2 Zone. Unit A and B are proposed to be 1,232 square feet and Unit C is proposed to be 1,132 square feet. Each unit will include a 440 square foot attached two-car garage. A total of 258 cubic yards of grading is proposed. The project received Staff Hearing Officer approval of a Tentative Subdivision Map on 1/27/2010.)

(Review After Final for change of walkway material from pavers to colored concrete, and change of windows from Andersen aluminum to Radco vinyl clad windows.)

Review After Final Approved with conditions: 1) Submit a window cut sheet. 2) Submit a revised detail showing the addition of window trim for head, sill and jamb. 3) The change to colored concrete is approved. Concrete color to be similar to the pavers.

ABR - CONTINUED ITEM**E. 301 S HOPE AVE****E-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-240-019
Application Number: MST2012-00146
Owner: Richard and Nancy Graham, Trustees
Architect: Cearnal Andrulaitis

(Proposal to thicken and raise a portion of one arch at the front facade and paint it blue for the existing Chevrolet dealership.)

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

Project Design and Final Approval as noted to add typical finial detail matching existing finials. Colors specific for the Santa Barbara location approved as submitted: Blue: ICI 10BB 32/262 and, Off White: ICI 03YY 86/021.

ABR - REVIEW AFTER FINAL**F. 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
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).)

(Review After Final for new site directional signage consisting of nine new 3.47 square foot ground signs and 60 new 2.15 square foot ground signs for a total of 160.25 square feet of new signage.)

Review After Final Approved as noted with conditions: 1) Black color to match existing black detailing on site. 2) Mail boxes are approved as submitted.