



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, May 19, 2014

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician (absent)
MARCK AGUILAR, Project Planner
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Courtney Jane Miller, and Kirk Gradin (Item B Only).
Staff present: Marck Aguilar.

ABR - REVIEW AFTER FINAL

A. 320 W PUEBLO ST **RETIRED Zone**
Assessor's Parcel Number: 025-102-001
Application Number: MST2003-00152
Owner: Santa Barbara Cottage Hospital
Agent: Suzanne Elledge Permit Processing Svcs.
Architect: Erich Burkhardt
Architect: Brian Cearnal
Landscape Architect: Bob Cunningham

(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 of revision to add a staircase connecting the Emergency department with Junipero Street and the resulting alteration to ADA path of travel and misc. landscaping.)

Final Approval as submitted of Review After Final.

ABR - FINAL REVIEW**B. 706 E HALEY ST****C-2 Zone**

Assessor's Parcel Number: 031-301-002
Application Number: MST2014-00010
Owner: Slason Family 1992 Survivors Trust
Owner: Santa Barbara Land Company
Applicant: JM Holliday Associates
Agent: Jerry Rocci

(Proposal for a complete interior and exterior remodel of an existing mixed-use building consisting of 1,300 square feet of commercial space and five residential units on a 10,000 square foot site. The remodel consists of a new floor plan configuration, a 60 square foot commercial addition, new exterior patio and trellis along Haley Street, new entries for the residential units, and one new accessible uncovered parking space.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Continued one week to Consent Review with comments:

- 1) Provide trash enclosure wall and gate details.
- 2) Show exterior lighting details on the plans.
- 3) Show existing trees on the plans. Provide assessment for health of trees along the north elevation of E. Haley Street. Study inclusion of the tree in front of the planter or an application of plant material on the trellis as a softening effect.
- 4) Update the materials and color boards.
- 5) Study window flashing dimensions at the top.
- 6) Continue to study the four corner elements to match the window material.
- 7) The proposed window treatment is acceptable as submitted.
- 8) The proposed trellis is acceptable as submitted.

**** CONSENT REVIEW ADJOURNED AT 2:00 P.M. ****