



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, March 21, 2016

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

KIRK GRADIN, *Chair*
SCOTT HOPKINS, *Vice Chair*
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COURTNEY JANE MILLER
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PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Howard Wittausch and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - REVIEW AFTER FINAL

A. 4200 CALLE REAL

R-3 Zone

Assessor's Parcel Number: 059-490-022
Application Number: MST2016-00094
Owner: St. Vincent Institution
Architect: Burke Design

(Proposal to remove 216 square feet of landscaping, irrigation, and concrete curb and construct a 216 square foot guard shelter off the south side of the existing trash enclosure.)

(Review After Final of change to doors approved on March 14, 2016.)

Present: David Burke, Architect; Antonio Frausto, Applicants.

Motion: Final Approval of Review After Final as noted on plan Sheet A0.0.

Action: Miller/Wittausch, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**B. 32 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 037-212-008
Application Number: MST2015-00466
Owner: Abraham Safina Trust
Applicant: Channel Coast Corporation
Business Name: Santa Barbara Adventure Company

(Proposal for a legal change of use and to permit the following as-built improvements: 70 square foot enclosed storage shed/water heater closet, installation of 146 linear feet of 8'-0" tall chain link fence, removal of as-built swinging gates and infill with chain link fence, and stripe the parking lot. This project addresses violations identified in enforcement case ENF2013-00178.)

(Review After Final of change to omit ABR condition of approval to require wood slat screening on the as-built chain link fence.)

Present: Jesse Walz, Applicant; and

Public Comment: Michael Cohen, Santa Barbara Adventure Co., spoke in support of the project.

Motion: Continued indefinitely with comment that the condition to omit slat screening is not approved. Screening shall be either redwood to weather naturally or other wood type stained a dark brown color.

Action: Miller/Wittausch, 2/0/0. Motion carried.

ABR - NEW ITEM**C. 1331 SAN ANDRES ST****C-P Zone**

Assessor's Parcel Number: 039-092-006
Application Number: MST2015-00515
Owner: FC/MG Family Group, LLC
Architect: Paul Zink, AIA

(Proposal for the demolition of 980 square feet of as-built structures and demolition of a permitted 200 square foot structure and the construction of 200 square foot trash enclosure and 380 square feet of additional floor area for open storage and laundry mechanical equipment. The proposal includes restriping the parking lot to include a new ADA parking space, bringing the total number of spaces back to 32 legal non-conforming spaces. There will be also be a new trash enclosure and 250 square foot landscape planter. This application addresses violations identified in enforcement case ENF2013-01072.)

(This project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City Staff analysis and CEQA Certificate of Determination on file for this project.)

Present: Paul Zink, Architect.

Motion: Project Design Approval as noted on plan Sheet A-2 and indefinite continuance to Consent Review with CEQA findings made and read into the record, as follows: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Miller/Wittausch, 2/0/0. Motion carried.

ABR - FINAL REVIEW**D. 540 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-046
Application Number: MST2007-00092
Applicant: Kenneth Marshall
Owner: Cancer Center of Santa Barbara
Architect: Cearnal Collective, LLP
Landscape Architect: Martha Degasis

(Previously approved project: the proposal comprised a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site includes ten lots located between W. Junipero and W. Pueblo Streets that will be merged into one, 3.38-acre lot. The Breast Cancer Resource Center was operating in a 2,392 square foot residential building at 525 W. Junipero Street which was converted to a non-residential use as part of the approved project. The adjacent vacant parcel at 529 W. Junipero Street was approved for a new residential duplex. The project has now been revised to convert the Breast Cancer Resource Center building back to residential use as a duplex and construct a new non-residential 2,330 square foot Learning Center with an 80-seat auditorium on the vacant lot.)

(Final approval of architectural details for main Cancer Center facility. Project was last reviewed on April 6, 2015 under Motion 1.)

Present: Matt Gries, Cearnal Collective; and Martha Degasis, Arcadia Studios.

Motion: Final Approval as submitted.

Action: Miller/Wittausch, 2/0/0. Motion carried.

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