



# City of Santa Barbara Planning Division

## ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, April 6, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street:**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)

SCOTT HOPKINS – VICE-CHAIR

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present: **Kirk Gradin and Courtney Jane Miller.**

Staff present: Susan Gantz.

### **ABR - CONTINUED ITEM**

**A. 3855 STATE ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007

Application Number: MST2015-00115

Owner: Riviera Dairy Products

Applicant: RGM Architecture & Planning

(Proposal to upgrade parking areas and ramps to provide ADA accessibility at La Cumbre Plaza with 398 square feet of new permeable concrete and 151 square feet of new permeable pavers. Also proposed are new curb ramps, detectable warnings, and pedestrian warning crossing lights. Minor landscape changes are also proposed.)

**(Second Review.)**

Present: Rick Moraga, Applicant.

**Project Design Approval and Final Approval as submitted.**

Gradin, 1/0/0. Motion carried. (Miller stepped down).

**ABR - FINAL REVIEW****B. 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 Andrulaitis, LLP  
 Landscape Architect: Martha Degasis

(The proposal consists of a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara and rental housing. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot. The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and six residential units. The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area. The project requires approval of a Development Plan by the Planning Commission and Final Community Priority Designation by the City Council.)

**(Final Approval of the Cancer Center portion; and Final Approval of architectural details for the Parking Structure portion is requested. Project was last reviewed on October 27, 2014.)**

Present: Brian Cearnal and Matt Gries, Cearnal Andrulaitis, Martha Degasis, Arcadia Design Studio

**Motion 1 - Cancer Center portion:****Final Approval and indefinitely continued to Consent for details with the following comments:**

- 1) Applicant to return with a materials board for hardscape elements and guardrail detail.
- 2) The stone retaining wall shall have no cap, matching the building at the guardrail condition only.
- 3) Provide a reflected ceiling plan for the entry canopies.
- 4) All landscape and building light fixtures are to be antique bronze or similar.
- 5) Provide details for lighting, handrails, and guardrail at the steps.

**Motion 2 - Parking Structure portion:****Final Approval of details and indefinitely continued to Consent with the following comments:**

- 1) Show lighting to match the main Cancer Center building at the canopied entrance and on both sides of the garage entrance.
- 2) Cap shall match the main building.
- 3) Study shifting the walkway from Junipero Street to the main driveway entrance in order to enlarge the planting area next to the parking structure.

**Neither approval includes the buildings along Junipero Street.**

Gradin/Miller, 2/0/0. Motion carried.