



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, April 4, 2016 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

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

Website: www.SantaBarbaraCA.gov

Representatives present: Scott Hopkins and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 2720 DE LA VINA ST **C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-021
Application Number: MST2016-00114
Owner: William Meller Family, LLC
Business Name: Handlebar
Architect: Three A Design Studio

(Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed.)

Present: Kim Anderson and Aaron Olson, Architects.

Motion: Continued one week with comments:

- 1) Provide a roof plan and details for the roof screening.
- 2) Reduce screen at rooftop to the minimum height possible. Use material screening to be more compatible with the building paint to match in color.
- 3) Restudy the grey color. The proposed dark grey color is not acceptable.
- 4) Verify with Marborg Industries and City Environmental Services staff on the trash location, size, and access with a detectible path. Provide details.
- 5) The landscape plan is acceptable as proposed.

Action: Hopkins/Miller, 1/0/0. Motion carried.

ABR - CONTINUED ITEM**B. 3712 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-027
Application Number: MST2014-00624
Owner: Automobile Club of Southern California
Engineer: Medhanit Girma

(Proposal for voluntary site accessibility upgrades for a lot developed with an existing 7,290 square foot commercial building. Site improvements include adding a 3'-0" tall wrought iron entry gate at the driveway, upgrading the site parking to add four new accessible parking spaces, and adding an ADA accessible path of travel. There are 72 existing parking spaces with 72 to remain, and some of the accessible parking spaces will be relocated. Also proposed is new landscaping and new trash enclosure. There will be no alterations to the existing building.)

(Second Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 24, 2014.)

Present: Medhanit Girma, Engineer.

Motion: Continued one week with comments:

- 1) Obtain path of travel approval from Building & Safety Division staff and access plan review.
- 2) Provide tree at the new planter.

Action: Hopkins/Miller, 1/0/0. Motion carried.

ABR - NEW ITEM**C. 409 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 037-212-030
Application Number: MST2016-00115
Owner: Tom Williams, Jr.
Architect: The Cernal Collective, LLP

(Proposal for a minor alteration to an existing parking lot and landscaping in an existing commercial building. A finger planter is proposed to be removed to allow a compliant ADA accessible parking space. Also proposed is the replacement of a concrete gutter at the building entry with new concrete curb and grate to improve storm water drainage.)

Motion: Project Design Approval and Final Approval as submitted.

Action: Hopkins/Miller, 1/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**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: The 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.)

(Review After Final of oak tree removal and replacement on the entire site.)

Present: Martha Degasis, Landscape Architect; and Kathleen Kennedy, Associate Planner.

Public comment: Mr. John Denver spoke of concerns regarding the replacement tree location and impacts.

Motion: Final Approval of Review After Final with changes to plan Sheet LP-1 regarding size of trees. Applicant to confirm location of tree #104 and work with neighbor regarding the placement tree, if needed.

Action: Hopkins/Miller, 1/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:50 P.M. ****