



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, August 08, 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
 KRYSTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Courtney Jane Miller (Item A) and Scott Hopkins (Item C)

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 827 REDDICK ST **M-1 Zone**

Assessor's Parcel Number: 031-303-012
Application Number: MST2016-00320
Owner: Reddick Property Investments, LLC
Applicant: Reddick Property Investments, LLC

(Proposal to replace two, 40 foot tall, four feet six inch diameter Washingtonia Robusta palm trees with two 15 gallon King palm trees on a non-residential parcel with a previously-approved landscape plan.)

Present: Stephanie Trent, Reddick Property Investments.

Project Design and Final Approval with the condition to replace palm trees with one 24" box multi-trunk *Chamaerops* "European Fan Palm", or equivalent.

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

Assessor's Parcel Number: 025-090-046
Application Number: MST2007-00092

Owner: Cancer Center of Santa Barbara
Applicant: Kenneth Marshall
Architect: The Cearnal Collective, LLP
Landscape Architect: Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center [with an 80-seat auditorium] rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

(Final approval of architectural and landscape details for the 521 W. Junipero St. residential duplex. Requires compliance with Planning Commission Resolution No. 006-10.)

Present: Not Applicable.

Postponed one week at the applicant's request.

ABR - NEW ITEM**C. 410 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-283-016
Application Number: MST2016-00309
Owner: Laguna Haley Studio, LLC
Agent: Diana Kelly
Designer: Becker Studios, INC

(Proposal to convert an existing 1,469 square foot, two-bedroom, second floor dwelling unit to a hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. This unit was identified as "Space 9" in the Mill complex.)

(Requires Development Plan findings.)

Present: Daryl Becker, Owner.

Project Design and Final Approval with the following Development Plan Approval findings made:

1. Based on a preliminary plan check review by Planning Division staff, the proposed development complies with all provisions of the Zoning Ordinance. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division.
2. The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan.
3. The proposed development will not have a significant adverse impact upon the neighborhood's

aesthetics or character in that the size, bulk, and scale of the development will be compatible with the neighborhood.

4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy expressed in the allocation allowances specified in SBMC 28.85.050.