



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, August 15, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
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**CITY COUNCIL LIAISON:**      FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 SUSAN GANTZ, Planning Technician  
                 KRYSTAL M. VAUGHN, Commission Secretary

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

Representatives present:      Kirk Gradin and Courtney Miller (Items A & B)

Staff present:      Susan Gantz.

### REVIEW AFTER FINAL

**A.      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

(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:      Lisa Liles, Architect.

**Final Approval as submitted of Review After Final.**

**NEW ITEM****B. 101 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-083-015  
Application Number: MST2016-00365  
Owner: Milpas Street Properties, LLC  
Applicant: Southern California Edison  
Business Name: Wells Fargo Bank

(Proposal to remove three Pine trees from the rear parking lot of Wells Fargo Bank which are blocking the Southern California Edison microwave path to Rincon Peak. Two of the trees are 80 feet tall and one is 60 feet tall, and all are 18 inches diameter at chest height.)

Present: Shelby Hart, Applicant.

**Project Design and Final Approval with the condition that the trees be replaced with one 36 inch box sized New Zealand Christmas Tree.**

The ten-day appeal period was announced.

**NEW ITEM****C. 3010 FOOTHILL RD****E-3 Zone**

Assessor's Parcel Number: 055-204-004  
Application Number: MST2016-00366  
Owner: Wood Glen Hall INC  
Applicant: Consolidated Overhead Door  
Business Name: Wood Glen Hall

(Proposal to add new cast iron pedestrian and automatic vehicular gates and wall at the Foothill Road entrance to Wood Glen Hall. The vehicular gate will range from 4'-6" to 5'-6" in height and the pedestrian gate will be 4'-6" inches tall.)

Present: None

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

The ten-day appeal period was announced.

**REVIEW AFTER FINAL****D. 305 W MONTECITO ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-005  
Application Number: MST2015-00621  
Owner: Rudolfo and Alma Alvaro  
Architect: Wilco Group

(Proposal for minor site and exterior alterations to an existing 6,337 square foot, two-story, mixed-use building which comprises 1,228 square feet of residential and 5,109 square feet of commercial uses on a 13,500 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes restriping the parking lot to match the original approved plan of 17 parking spaces including one ADA accessible space, a new exterior trash enclosure at the front property line along Bath Street, door and window replacement, new paint, brick and wainscot restoration, new landscaping, and permitting an as-built interior partition to create two tenant spaces. This proposal will address violations identified in enforcement case ENF2015-00142.)

**(Review After Final of the following changes to the approved project: changes to trash enclosure, change to Montecito Street facade, new windows, door relocation, and widening of the ADA parking stall.)**

Present: Ross Miller, Architect.

**Final Approval as submitted of Review After Final.**