

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 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

(Concept Review for the new Cancer Center of Santa Barbara. The proposed project involves 10 parcels and will include the demolition of 18,690 square feet of the existing 20,130 square foot medical facility and accessory structures, to be reconstructed further away from Mission Creek, and demolition of 6 existing residential buildings. Proposal for construction of a new 52,069 square foot, three-story, Cancer Center, a 56,422 square foot, four-story, 164 space, parking structure, an 18 space parking lot, for a total of 182 on-site parking spaces, and 3 new residential buildings totaling 6,739 square feet. The proposal will result in 53,509 square feet of commercial space and 6 new residential units, for a total of 11 residential units. The project includes the removal of 9 existing trees and proposed addition of 11 trees. The project requires Planning Commission review for Development Plan Approval findings.)

(Comments only; Project requires Environmental Assessment and Planning Commission review.)

(4:51)

Present: Kenneth Marshall, Applicant; Brian Cearnal and George Mansour of Cearnal Andrulaitis; Rick Scott and Brad Hess of Cancer Center of Santa Barbara

Public comment opened at 5:15 p.m.

An opposition email from Beth and Jeff Bailey was acknowledged and read into the record.

An opposition letter from Paula Westbury was acknowledged.

An opposition letter from the Oaks Parent Childhood Workshop was acknowledged and read into the record.

Public comment closed at 5:19 p.m.

Motion: Continued indefinitely for in-progress review to Planning Commission and return to Full Board with the comments:

ARCHITECTURE:

- 1) DESIGN GUIDELINES: Overall, the project meets the design guidelines, and there is interaction with the adjacent nursery school.
- 2) ARCHITECTURAL CHARACTER: Deemed good/acceptable; some Board members feel the architectural style could be modified.
- 3) SIZE, BULK, SCALE, AND HEIGHT: Deemed good/acceptable; a majority of the Board feels that the size, bulk and scale of the building is appropriate, but some of the Board feel that the bulkiness of the structure needs to be restudied and incorporate relief or step-back elements into the design. Refinement of the parking structure and front entry, which is too tight to the sidewalk, is requested.
- 4) Return with additional parking structure design drawings.
- 5) SENSITIVITY TO ADJACENT LANDMARKS: Deemed good/acceptable due to preservation of on-site trees and open space provided along the creek area.
- 6) PUBLIC AND OCEAN VIEWS: Acceptable due to open space provided along the creek area.

7) LANDSCAPING: Progressing; the Board would like to see additional landscaping and separation between the parking structure and the residential units, in addition to the access driveway off Pueblo Street. Applicant to restudy plantings and open spaces.

Action:

Zink/Gross, 7/0/0. Motion carried. (Wienke stepped down.)