



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, February 25, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – Present
 THIEP CUNG
 SCOTT HOPKINS
 GARY MOSEL
 STEPHANIE POOLE (Consent Calendar Representative, Alternate)
 WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician – Present
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

Representatives present: Kirk Gradin.

Staff present: Tony Boughman.

ABR - REVIEW AFTER FINAL

A. 215 PESETAS LN **C-2/SD-2 Zone**
 Assessor's Parcel Number: 057-203-003
 Application Number: MST2011-00317
 Owner: Sansum-Santa Barbara Medical Foundation
 Architect: Darci Hernandez
 Applicant: Daniel Michealsen

(Proposal for minor alterations for the existing 57,739 square foot, three-story clinic building. The project includes a new 407 square foot canopy at the north entry, some remodeling of the existing north lobby, a new generator and enclosure along the east side of the building, as well as new trash and recycling enclosures at the east side of the building. The proposal also includes three options for placing, screening, and landscaping the moveable 376 square foot existing MRI trailer to conceal it from public view from Pesetas Lane.)

(Review After Final to replace the failing grasscrete with a concrete slab for the MRI trailer at its temporary location.)

Approval of Review After Final with the conditions that the applicant provide a letter from a landscape architect verifying that the landscaping is installed per the ABR approved landscape plan.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, March 4, 2013.

ABR - REVIEW AFTER FINAL**B. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Review After Final for miscellaneous minor changes: window and doors at commercial and residential buildings; site stairs and planters; remove covered connection between commercial and restaurant building; add wall grills at commercial building; adjusted trash enclosure. Project requires a Substantial Conformance Determination with Planning Commission Resolution No. 005-12.)

Approval of Review After Final with conditions:

- 1) The two windows that used to be doors facing the residential units are approved with the condition that the window glass be divided with mullions to resemble the second story windows above.
- 2) Approval is contingent upon obtaining a Substantial Conformance Determination with Planning Resolution No. 005-12.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, March 4, 2013.