



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

**Monday, August 3, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair* (Consent Agenda Representative)

SCOTT HOPKINS, *Vice Chair*

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

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

### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Agenda reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR). If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308, or by email at [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTICE:** On Thursday, July 30, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **ABR - FINAL REVIEW**

### **A. 3714 STATE ST**

**C-P/SD-2 Zone**

Assessor's Parcel Number:	053-300-023
Application Number:	MST2012-00443
Owner:	KW Fund V-Sandman, LLC
Applicant:	Kenneth Marshall
Architect:	Brian Cearnal
Agent:	John Schuck

(Revision to the previously approved mixed-use development at the former Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

**(Final Approval is requested only for offsite landscaping and bus stop in accordance with Conditions of Approval in Planning Commission Resolution No. 008-14.)**

**ABR - PROJECT DESIGN REVIEW****B. 215 PESETAS LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-203-003  
Application Number: MST2014-00543  
Business Name: Sansum Clinic  
Owner: Sansum Clinic  
Applicant: Sansum Clinic  
Architect: Boulder Associates  
Contractor: Dan & Russ Michealsen

**(This is a revised project description:** Proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north with a new drop-off configuration, adding a new open canopy, and adding a new entry on the south side of the building for the lab. Also proposed is to relocate an existing MRI trailer to the west side of the property and relocate and reconfigure the ADA parking spaces. A new landscape plan proposes to remove 68 trees and protect 50 in place. There will be 347 square feet of replaced or new impermeable surfaces and no grading. The development is located on APNs 057-203-003 and 057-203-005 totaling 6.52 acres.)

**(Project Design Approval is requested. Project last reviewed July 6, 2015.)**

**ABR - PROJECT DESIGN AND FINAL REVIEW****C. 3940 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-233-029  
Application Number: MST2015-00137  
Business Name: McDonald's  
Owner: Franchise Realty Interstate Corp.  
Architect: Pujo & Associates, Inc.

(Proposal to remove an existing play sculpture and install a new playground structure in front of the existing McDonald's fast food restaurant. Also proposed is a 36" tall cable-railing to be installed on top of an existing 18" tall brick wall around the patio and play area. Staff Hearing Officer review of a zoning modification is requested for the structure to encroach into the required front setback.)

**(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing Officer Resolution No. 036-15. Project was last reviewed on April 13, 2015.)**

**ABR - CONTINUED ITEM****D. 3898 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-044  
Application Number: MST2015-00361  
Owner: Four Jays, LP  
Architect: Burnell, Branch & Pester Architect  
Applicant: Channel Auto Services, LP

(Proposal for exterior alterations at an existing gas station including the replacement of lamps in pole and canopy lights with LED light fixtures, adding sandstone wainscot to the base of the building and the base of the canopy posts, and landscape alterations to include installing artificial turf. No new non-residential square footage is proposed.)

**(Action can be taken if sufficient information is present.)**

**ABR - NEW ITEM****E. 6300 BLK HOLLISTER AVE - 3120 SEG ID**

Assessor's Parcel Number: ROW-003-120  
Application Number: MST2015-00384  
Owner: City of Santa Barbara  
Applicant: Ricky Echanique  
Architect: Tim Davis  
Engineer: Rob Schmidt

(Proposal for alterations in the public right-of-way to include new sidewalks and accessibility improvements, new planter medians in the public street and new site landscaping. A signage application will be reviewed concurrently as a separate application.)

**(Review of landscape and street improvements for hotel development under County BAR jurisdiction.)**