



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, August 10, 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

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. 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. 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. 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, August 6, 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.

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 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. 317 W CANON PERDIDO ST

R-4 Zone

Assessor's Parcel Number: 037-032-004
Application Number: MST2015-00276
Owner: Alan & Genice Gallegos
Applicant: Vanguard Planning

(Proposal for additions to an existing 3,020 square foot, 2-story four-unit apartment building. The work will include a proposed 46 square foot first story addition, approval of an as-built 402 square foot second story addition, and a proposed 13 square foot second story addition. This project will result in 461 square feet of additions and a total of 3,481 square feet of development on a 6,250 square foot parcel.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 3, 2015.)

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.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on August 3, 2015.)

ABR - NEW ITEM**C. 819 REDDICK ST****M-1 Zone**

Assessor's Parcel Number: 031-303-024
Application Number: MST2015-00390
Owner: Reddick Property Investments, LLC
Architect: Paul Poirier

(Proposal for four 10'-0" tall rooftop vents and to raise the existing roof parapet from 3' to 6' to screen the new equipment.)

ABR - REVIEW AFTER FINAL**D. 3885 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-012
Application Number: MST2013-00411
Owner: State Street Property, LLC
Architect: DesignArc
Applicant: Greg Reitz
Applicant: John Cuykendall
Landscape Architect: Hyphae Design Laboratory

(the proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.)

(Review After Final of changes to the landscape plan and added details.)

ABR - REVIEW AFTER FINAL**E. 412 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-271-019
Application Number: MST2008-00322
Owner: Anabilt, LLC
Applicant: Anabilt Properties LLC
Architect: Shubin & Donaldson, Architects

(The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and to construct a new three-story sustainable mixed-use building on each new parcel. The proposal includes a total of 4,074 commercial square feet and 7,113 residential square feet. Lot one includes 1,374 square feet of commercial area and a 1,658 square foot residential unit on a 4,760 square foot lot. Lot two includes 1,344 square feet of commercial area and a 1,616 square foot residential unit on a 5,070 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,670 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing officer review of a Tentative Subdivision Map and Development Plan Approval.)

(Review After Final of the following changes to the approved plans: 6" planter at north property line, substitution of gravel in lieu of decomposed granite, details for trash enclosure, pedestrian, and vehicle gates, rooftop mechanical equipment, reduction in concrete and color change at building 3, change in window/door materials, omit windows in buildings 1 and 2, and updated landscape plan.)

ABR - REVIEW AFTER FINAL**F. 219 MEIGS RD****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-011-012
Application Number: MST2014-00559
Owner: Housing Authority/City of Santa Barbara
Architect: Tom Moore, Architect AIA

(Proposal for alterations to an existing multi-family residential complex to include replacing all existing aluminum windows with new vinyl retrofit windows of the same size, and resealing the existing asphalt driveway. The parking configuration will be revised to provide two ADA-accessible parking spaces. There are currently 36 parking spaces with 35 proposed, with one parking space to be removed to create the accessible spaces. The existing carports will be reroofed, and one carport will be altered to eliminate a covered parking space to accommodate an accessible space. There will be 40 square feet of new concrete walkways and ramps.)

(Review After Final of changes to approved landscape plan.)

ABR - NEW ITEM**G. 620 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016
Application Number: MST2015-00389
Owner: City of Santa Barbara
Applicant: Keven Strasburg

(Proposal to demolish the existing ramp and construct a new ADA accessible walkway, landing, handrails, and front door for the City Parks and Recreation Administration office. Also proposed is to salvage some existing landscaping and add new. The existing sign will be relocated.)