



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

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

Representatives present: Stephanie Poole and Courtney Jane Miller.
Staff present: Susan Gantz.

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.)

Present: John Schuck and Guillermo Gonzales, Agents.

Project Design Approval and Final Approval for the off-site improvements as submitted.
Poole/Miller, 2/0/0. Motion carried.

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.)

Present: Lance Ray, Architect for Boulder Associates; and Martha Degasis, Landscape Architect for Arcadia Studio.

Continued one week to Consent Review.

Poole/Miller, 2/0/0. Motion carried.

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.)

Present: Alex Pujo, Architect.

Project Design Approval and Final Approval as submitted.

Miller/Poole, 2/0/0. Motion carried.

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.)

Present: Tracy Burnell, Architect; and John Price, Owner.

Continued two weeks to Consent Review.

Miller/Poole, 2/0/0. Motion carried.

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.)

Present: Tim Davis, Landscape Architect.

Project Design Approval and Final Approval contingent upon review and approval of Arcadia Studio plans via email and hard copy submitted to Architectural Board of Review Staff.

Miller/Poole, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:25 P.M. ****