



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, June 15, 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, June 11, 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 - NEW ITEM

A. 116, 120, 122 SANTA BARBARA ST

OC/SD-3 Zone

Assessor's Parcel Number: 017-022-004
 Application Number: MST2015-00248
 Owner: Goodman Reed Holdings, LLC
 Architect: Kevin Moore Architect

(Proposal for interior and exterior improvements to two buildings and a parking lot on three adjacent parcels located at 116, 120, and 122 Santa Barbara Street. At 116 Santa Barbara Street, the new work will include a trash enclosure, bar and seating, windows, doors, and lighting. At 120 Santa Barbara Street, a new opening is proposed on the parking lot side of the building. At 122 Santa Barbara Street, the parking lot will be restriped and an ADA path of travel and trash enclosure will be added. There is a recorded lot tie agreement between 116 and 120 Santa Barbara Street and an offsite Parking Agreement between 120 and 122 Santa Barbara Street. The three parcels are identified as 017-022-002, -003, and -004, and total 14,400 square feet. No new floor area is proposed. Coastal review is required.)

ABR - FINAL REVIEW**B. 110 S HOPE AVE H****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00581
Owner: Macerich Company
Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

(Final Approval of architectural details.)

ABR - NEW ITEM**C. 1502 SAN ANDRES ST****C-P Zone**

Assessor's Parcel Number: 043-251-017
Application Number: MST2015-00270
Owner: Moralez Property Enterprises, Inc.
Engineer: Padre Associates, Inc.
Business Name: El Ranchero Market and Gas

(Proposal for the installation of a temporary dual phase soil vapor and ground water remediation system to address gasoline release from leaking underground storage tanks as required by Santa Barbara County Environmental Health Services. The equipment will be enclosed by a 6'-0" tall wood fence. The equipment will be located adjacent to the building along San Andres Street and will temporarily displace two existing parking spaces. The equipment will remain in place for a minimum of one year or as necessary to complete the remediation.)

ABR - REVIEW AFTER FINAL**D. 400 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-002
Application Number: MST2014-00515
Owner: Donald Hughes
Agent: Suzanne Elledge Planning & Permitting Services, Inc.
Architect: MBH Architects
Business Name: Tesla Retail Development

(Proposal for a tenant improvement and facade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including facade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.)

(Review After Final of six added charging stations and details of equipment enclosure.)

ABR - FINAL REVIEW**E. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Agent: Suzanne Elledge Planning & Permitting Services, Inc.
Applicant: Ty Warner Hotels and Resorts
Architect: Henry Lenny
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Final Approval of two parking lots.)