



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

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

Representatives present:      Kirk Gradin and Courtney Jane Miller.

Staff present:      Susan Gantz.

**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.)

Present:      Kevin Moore, Architect.

**Continued one week to Consent Review with comments:**

- 1) Consider new locations for both relocated trees.
  - 2) Existing and new wood finishes (on 116) should be similar in color.
  - 3) Screen electrical equipment on the south corner as viewed from the street.
  - 4) Use a galvanized hood on the light fixture.
- Gradin/Miller, 2/0/0. Motion carried.

**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.)**

Present: Ryan Mills and Justin Harmon, DMHA.

**Final Approval as submitted.**

Gradin, 1/0/0. Motion carried. (Miller stepped down).

**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.)

Present: Jeff Damron, Padre Associates, Inc.

**Project Design Approval and Final Approval with conditions:**

- 1) The fence shall be 8-feet in height.
- 2) The fence color is to match the wall color of the adjacent building.

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

**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 façade 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 façade 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.)**

Present: Trish Allen, SEPPS.

**Final Approval as submitted.**

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

**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: façade 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.)**

Present: Steven Welton, Senior Planner, SEPPS; Sam Maphis, Earthform Design; and Bill Medel, Project Manager, Ty Warner Hotels & Resorts.

**Final Approval as submitted.**

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

**\*\* CONSENT REVIEW ADJOURNED AT 2:00 P.M. \*\***