



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

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)
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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: Howard Wittausch (substituting for Stephanie Poole) and Philip Suding (HLC member, substituting for Courtney Jane Miller).
Staff present: Susan Gantz.

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.)

Present: Sarah Bromstad for Vanguard Planning; and Alan Gallegos, Owner.

Final Approval as submitted.
Suding/Wittausch, 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.)

(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.)

Present: Martha Degasis, Landscape Architect for Arcadia Studio; and Brad Hess, Applicant for Sansum Clinic.

Project Design Approval and Final Approval as noted on plan Sheets LP-1 and LP-2 with the Consent Reviewer reading the following finding into the record: *"The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."*

Suding/Wittausch, 2/0/0. Motion carried.

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.)

Present: Paul Poirier, Architect.

Project Design Approval and Final Approval as submitted.

Suding/Wittausch, 2/0/0. Motion carried.

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.)

Present: Mark Kirkhart and Vivek Ghimire, Architects for DesignArc; and David Shoemaker, Public Works Senior Engineering Technician.

Final Approval of Review After Final with the condition to attempt to screen and conceal the mounting for the air-vac enclosure.

Suding/Wittausch, 2/0/0. Motion carried.

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.)

Present: Robin Donaldson, Architect.

Final Approval of Review After Final as noted on plan Sheet L-1.0, and as noted on plan Sheet A4.01 for 414-B Anacapa Street.

Suding/Wittausch, 2/0/0. Motion carried.

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.)

Present: (Applicant was not present.)

Final Approval of Review After Final.

Suding/Wittausch, 2/0/0. Motion carried.

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.)

Present: Keven Strasburg, Public Works Project Technician.

Project Design Approval and Final Approval with the condition of Scofield "Sombrero Buff" or Davis "San Diego Buff" colored concrete and with the understanding that landscape planting will be installed at a later date when the current drought ends.

Suding/Wittausch, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:55 P.M. ****