



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Tuesday, July 5, 2016**

**David Gebhard Public Meeting Room: 630 Garden Street:**

**1:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** FRANK HOTCHKISS  
**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: Howard Wittausch.

Staff present: Susan Gantz.

### **ABR - FINAL REVIEW**

**A. 1331 SAN ANDRES ST**

**C-P Zone**

Assessor's Parcel Number: 039-092-006  
Application Number: MST2015-00515  
Owner: FC/MG Family Group, LLC  
Architect: Paul Zink, AIA

(Proposal for the demolition of 980 square feet of as-built structures and demolition of a permitted 200 square foot structure and the construction of 200 square foot trash enclosure and 380 square feet of additional floor area for open storage and laundry mechanical equipment. The proposal includes restriping the parking lot to include a new ADA parking space, bringing the total number of spaces back to 32 legal non-conforming spaces. There will be also be a new trash enclosure and 250 square foot landscape planter. This application addresses violations identified in enforcement case ENF2013-01072.)

**(Final Approval of the project is requested. Project was last reviewed on March 21, 2016.)**

Present: Paul Zink, Architect.

**Motion: Final Approval with conditions:**

- 1) Provide a rafter tail detail to match the art deco style of the building.
- 2) Superior Fitness signage is unpermitted and the Owner shall apply for and have a sign permit approved and issued prior to building permit issuance.

Action: Wittausch/\_\_\_\_\_, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 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  
Landscape Architect: Martha Degasis, AIA

(Revision to the property 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.)

**(Review After Final of changes to exterior elevations and windows.)**

Present: John Schuck, Agent; and Brian Cearnal, Architect.

A letter in opposition was received from William Rehling regarding an external design change.

**Motion: Continued two weeks.**

Action: Wittausch/\_\_\_\_\_, 1/0/0. Motion carried.

**ABR - NEW ITEM****C. 524 W CANON PERDIDO ST****R-3 Zone**

Assessor's Parcel Number: 039-292-023  
Application Number: MST2016-00285  
Owner: Turner Foundation-Since 1958  
Architect: Tom Smith

(Proposal for a revised parking layout to meet accessibility requirements for an existing 60-unit multi-family residential development. The proposal will reduce the number of parking spaces from 84 to 82 and will provide two ADA-compliant parking spaces.)

Present: Tom Smith, Architect.

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Wittausch/\_\_\_\_\_, 1/0/0. Motion carried.