ARCHITECTURAL BOARD OF REVIEW
CONSENT AGENDA

Monday, July 25, 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
        KRYS...
AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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 7543 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, July 21, 2016 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 - REVIEW AFTER FINAL

A. 530 W COTA ST  R-3 Zone

Assessor’s Parcel Number: 037-102-024
Application Number: MST2011-00124
Owner: Terri Trevillian
Agent: Mark Morando

(Proposal to replace a 48 inch tall section of CMU wall along San Pascual Street, replace railroad ties with a CMU wall not to exceed 36 inches in height along Cota and San Pascual Streets and install a new 5 foot wood fence 14.5 feet in length at the northeast property line. The project will address violations in ENF2010-00315.)

(Review After Final of changes to approved project including the removal of existing railroad ties and new landscaping and irrigation.)
ABR - REVIEW AFTER FINAL

B. 3885 STATE ST

Assessor’s Parcel Number: 051-022-012
Application Number: MST2013-00411
Architect: DesignARC
Applicant: Greg Reitz
Applicant: John Cuykendall
Owner: State Street Property, LLC
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 approved project including a new guardrail and permanently-affixed ladder atop the loading dock.)

ABR - NEW ITEM

C. 530 W ANAPAMU ST

Assessor’s Parcel Number: 039-152-009
Application Number: MST2016-00316
Owner: 530 Anapamu, LLC
Contractor: Topchain Construction Inc.
Applicant: California Permits

(Proposal to replace 70 aluminum windows and three doors with white vinyl, same location and same size, on an existing 13-unit apartment building.)