



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, July 18, 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: Wm. Howard Wittausch and Courtney Jane Miller.

Staff present: Susan Gantz.

### REVIEW AFTER FINAL

**A. 2720 DE LA VINA ST** **C-2/SD-2 Zone**  
Assessor's Parcel Number: 051-220-021  
Application Number: MST2016-00114  
Owner: William Meller Family LLC  
Business Name: Handlebar  
Architect: Three A Design Studio

(This is a revised project description. Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed. Staff Hearing Officer review is requested to allow alterations to the building in the required front and rear setbacks.)

**(Review After Final of the following changes: Parking spaces shifted to comply with ADA, added planters, and relocated trash enclosure. Requires compliance with Staff Hearing officer Resolution No. 041-16.)**

Present: **Lisa Stidd-Silver, Architect.**

**Motion: Final Approval as submitted of Review After Final.**

Action: Wittausch / Miller, 2/0/0. Motion carried.

**NEW ITEM****B. 807 & 811 E PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 025-404-CA1  
Application Number: MST2016-00303  
Owner: 807 & 811 E Pedregosa St Condo Asso  
Applicant: Karen Sears  
Applicant: Dominic Caluori  
Contractor: Jon Broise

(Proposal to replace 360 square feet of existing turf block with permeable synthetic grass in the common area of a condominium development. No other changes are proposed.)

Present: **Karen Sears, Owner, and Jonathan Broise, Contractor.**

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

Action: Miller / Wittausch, 2/0/0. Motion carried.

**REVIEW AFTER FINAL****C. 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 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 approved plans including exterior elevations, windows, hardscape, and landscape. Project was last reviewed on July 5, 2016.)**

Present: **Brian Cearnal, Architect; John Schuck, Agent; and Martha Degasis, Landscape Architect.**

**Motion: Final Approval as submitted of Review After Final with the condition that all board fences be wood.**

Action: Miller/ Wittausch, 2/0/0. Motion carried.