ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES

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
       KRYSTAL M. VAUGHN, Acting Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Howard Wittausch (Items A - C) and Philip Suding (HLC Landscape Plan Advisory Comments) (Item A)
Staff present: Kaitlin Mamulski (Item A), Jaime Limon (Item B & C)

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.)

Present: Sharon Fritz.

Final Approval as submitted.
ABR - REVIEW AFTER FINAL

B. 3885 STATE ST     C-2/SD-2 Zone

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.)

Present: Vivek Ghimirt, DesignARC.

Approval of Review After Final with the condition that the color for all guardrails and ladders match the building.

ABR - NEW ITEM

C. 530 W ANAPAMU ST     R-3 Zone

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.)

Present: Kazar Topchain, Topchain Construction, and Gagik Harutyunyan, Applicant.

Final Approval as submitted with the finding that vinyl windows are an acceptable material since the existing aluminum frame windows being removed will be retrofitted and recessed into the same openings. In addition the windows will have new sashes and customized with reduced window frame widths.