



# City of Santa Barbara

## Planning Division

### 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](http://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.**