



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Tuesday, February 21, 2017**      **David Gebhard Public Meeting Room: 630 Garden Street:**      **1:00 P.M.**

**BOARD MEMBERS:**      KIRK GRADIN, *Chair*  
AMY FITZGERALD TRIPP, *Vice-Chair*  
COURTNEY JANE MILLER  
KEVIN MOORE  
DAVID R. WATKINS  
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  
MATTHEW CAMERON, Planning Technician  
KRYSTAL M. VAUGHN, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      Tripp and Miller  
Staff present:      Matthew Cameron

#### **REVIEW AFTER FINAL**

**A.      3869 STATE ST**      **C-2/SD-2 Zone**

Assessor's Parcel Number:      051-022-037  
Application Number:      MST2013-00282  
Owner:      Housing Authority City of Santa Barbara  
Architect:      Peikert & RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

**(Review After Final of changes to landscape plans.)**

**Approval of Review After Final with the comment that 20 foot Brown Trunk Mexican Fan Palms be planted in lieu of canaries to be removed as noted on L-2.2.**

**REVIEW AFTER FINAL**

**B. 122 W FIGUEROA ST**

**C-2 Zone**

Assessor's Parcel Number: 039-222-012  
Application Number: MST2016-00579  
Owner: James G Pattillo,  
Architect: Bob Kupiec

(Proposal for tenant improvements to an existing one-story, 7,500 square foot, 3-unit commercial office building. Improvements include voluntary seismic upgrades, new fire sprinkler systems, interior renovations and HVAC improvements. )

**(Review After Final of final project details.)**

**Postponed at the applicants request.**