



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, November 30, 2015 **David Gebhard Public Meeting Room: 630 Garden Street:** **1:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN – CHAIR (Consent Agenda Representative)
SCOTT HOPKINS – VICE-CHAIR
THIEP CUNG
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
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STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Kirk Gradin and Courtney Jane Miller.

Staff present: Susan Gantz.

ABR - NEW ITEM

A. 23 HITCHCOCK WAY C-P/SD-2 Zone

Assessor's Parcel Number: 051-590-030
Application Number: MST2015-00588
Owner: Twenty Three Hitchcock Way, LLC
Applicant: DMHA

(Proposal for a façade tenant improvement at an existing 4,899 square foot office building including new aluminum windows to match the existing doors and windows, new light fixtures, and a new stone façade to be applied to the existing stucco exterior. No new square footage is proposed.)

Present: Ryan Mills and Shaun Lynch, Applicant/DMHA.

Motion: Project Design Approval and Final Approval as submitted.

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

ABR - NEW ITEM**B. 1528 ANACAPA ST****R-O Zone**

Assessor's Parcel Number: 027-241-020
Application Number: MST2015-00558
Owner: Dario Pini
Architect: CM Goodman Architects

(Proposal to relocate an existing trellis at Unit B in the rear of a multi-family parcel with three single-family dwellings. At Unit A at the front of the parcel, permit existing as-built aluminum windows and install two new windows on the rear wall. No new square footage will be added to the structure. Also proposed is to demolish an existing unpermitted shed located within the interior setback in response to zoning violations identified in Zoning Information Report ZIR2015-00342.)

Present: Craig Goodman, Architect.

Motion: Project Design Approval and Final Approval with the condition that the top trellis members shall be of a uniform dimension.

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

ABR - FINAL REVIEW**C. 3925 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-021
Application Number: MST2015-00252
Owner: GRI Regency, LLC
Applicant: Cearnal Andrulaitis

(Initial Concept Review of a proposal for alterations to an existing commercial building in the Five Points Shopping Center (former Carl's Jr. and Green Burrito). The work will include dividing an existing 141,574 square foot commercial building into two tenant spaces and alterations to the building façade. The alterations include new awnings, entries, window replacements, and roof change from mansard to parapet wall and cap. Twenty parking spaces will be converted to compact parking spaces but the total of 571 parking spaces will remain unchanged. A new landscape plan is also proposed, including new pedestrian access from State Street, new 464 square foot dining patio, and new bicycle parking. No new square footage is proposed.)

(Project was last reviewed on August 3, 2015.)

Present: Joe Andrulaitis, Architect; and John Nahas, Regency Centers.

Motion: Final Approval as submitted.

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

**** CONSENT REVIEW ADJOURNED AT 1:40 P.M. ****