



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, January 25, 2016**      **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)  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**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:      Kirk Gradin (with the exception of Item C reviewed with Courtney Jane Miller).

Staff present:      Susan Gantz.

### **ABR - FINAL REVIEW**

**A.      1118 NDIO MUERTO ST**      **R-3 Zone**

Assessor's Parcel Number:      017-291-003  
Application Number:      MST2015-00537  
Owner:      Edward St George Revocable Trust  
Architect:      On-Design, LLC

(This project has been **revised** from a proposed 1,539 square foot single-family dwelling previously approved by the Single Family Design Board to a two unit, 2,046 square foot duplex under the Average Unit Density Incentive Program (AUD). Unit 1 will comprise two stories with three bedrooms and 1,371 square feet. Unit 2 will comprise a second story above the existing 413 square foot 2-car garage, with two bedrooms and 640 square feet. The proposal includes a 35 square foot ground floor addition to the garage, bringing the garage to 448 square feet, providing bicycle parking and one covered parking space for each unit. The average unit size will be 1,005 square feet which is the maximum allowed under the AUD program for this 3,960 square foot parcel with a Medium-High Residential Density of 15-27 dwelling units per acre. The existing 889 square foot single family dwelling was demolished under separate permit.)

**(Action may be taken if sufficient information is received. Project was last reviewed on January 4, 2016 at Full Board level.)**

Present:      Shelby Messner and Jerry Wilhelm, On-Design Architects.

**Motion:      Final Approval of details as noted on plan Sheet A3.1, A.9.1 and A.9.2 with two-piece Mission tile as required.**

Action:      Gradin/\_\_\_\_\_, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 200 BLK S CANADA ST**

Assessor's Parcel Number: ROW-001-508  
 Application Number: MST2015-00150  
 Applicant: Verizon Wireless  
 Architect: Nestor Popowych  
 Owner: City of Santa Barbara

(This is a **second revised** project description. Proposal for a new small cell wireless installation for Verizon Wireless within the public right-of-way on the northwest side of S. Canada Street and to the northwest of Indio Muerto Street. The proposal includes a new wireless antenna to be side-mounted on an existing 29'-2" tall utility pole. A new wireless GPS antenna will be mounted on the pole at a height of 11'-0". The associated equipment cabinet will be pole-mounted, with all equipment mounted above 7'-0", and a 3'-0" tall wireless meter pedestal will be installed 17' away from the utility pole. There will be a 94 linear foot long horizontal bore of 3" diameter PVC conduit at 4'-0" below grade from the proposed installation site to an existing underground electrical vault. No trees are proposed to be removed. A Public Works encroachment permit was approved under application PBW2014-01347.)

**(Review After Final of changes to antenna mounting and meter pedestal location.)**

Present: Vivon Crawford, Applicant.

**Motion: Final Approval of Review After Final as submitted with the condition regarding boring request as noted on plan Sheet A-5, detail #2.**

Action: Gradin/\_\_\_\_\_, 1/0/0. Motion carried.

**ABR - 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 driveway scoring detail.)**

Present: Martha Degasis, Arcadia Studio.

**Motion: Final Approval of Review After Final as submitted with revised driveway scoring pattern.**

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