



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**NOVEMBER 13, 2017**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Kirk Gradin, *Chair*  
Amy Fitzgerald Tripp, *Vice Chair*  
Kevin Moore  
David R. Watkins  
Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Frank Hotchkiss

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Krystal M. Vaughn, Commission Secretary

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**ATTENDANCE**

Members present: Wittausch  
Staff present: Cameron

**FINAL REVIEW**

**A. 201 N CALLE CESAR CHAVEZ**

**M-I Zone**

Assessor's Parcel Number: 017-030-002  
Application Number: MST2017-00542  
Owner: Santa Barbara Business Center, LLC  
Architect: Catherine Young

(Proposal for a new driveway gate and enclosure of a new courtyard on an existing commercial development. Project proposes the construction of a six foot tall security gate on North Calle Cesar Chavez, and enclosure of the northwest courtyard with six foot tall walls and gates. Six foot tall gates at the rear of the property facing the 101 Freeway are also proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)**

**Final Approval with the condition that the pickets on the metal fence shall be solid and not hollow.**

**REVIEW AFTER FINAL****B. 540 W PUEBLO ST****O-M Zone**

Assessor's Parcel Number: 025-090-046  
Application Number: MST2007-00092  
Applicant: Kenneth Marshall  
Owner: Cancer Center of Santa Barbara  
Architect: The Cearnal Collective, LLP  
Landscape Architect: Martha Degasis

(Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.)

**(Review After Final of changes to planter wall and trim color. Project was last reviewed on September 11, 2017.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****C. 1236 SAN ANDRES ST****R-M Zone**

Assessor's Parcel Number: 039-151-001  
Application Number: MST2006-00364  
Owner: Edward St. George  
Architect: Kirk Gradin  
Architect: On Design

(The approved four-unit condominium project has been revised in order to be developed under the Average Unit-Size Density (AUD) Incentive Program. The project includes the demolition of two existing residential units and an accessory structure totaling 1,636 square feet. The revised project consists of the construction of a 5,521 square foot (net) building, with 4 three-bedroom units ranging from 1,034 to 1,214 square feet. The average unit size is 1,108 square feet. The proposed density on the 10,000 square foot parcel is 18 dwelling units per acre. The General Plan land use designation is Medium-High Density, 15-27 dwelling units per acre. Five covered parking spaces are proposed. There will be a total of 225 cubic yards of cut and 25 cubic yards of fill, of which 95 cubic yards will be outside of the building footprint and 50 cubic yards will be exported off site. The approved project included a Modification to allow an encroachment into the side yard setback. A Substantial Conformance Determination was granted on June 22, 2017 to allow the conversion to an AUD Program project from the previously approved project granted under Planning Commission Resolution No. 01-08.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on November 6, 2017.)**

**Final Approval as submitted.**