



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**DECEMBER 4, 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:            Gradin  
Staff present:                Cameron

**PROJECT DESIGN REVIEW**

**A.    119 E COTA ST**

**M-C Zone**

Assessor's Parcel Number:    031-151-018  
Application Number:            MST2016-00319  
Owner:                            City of Santa Barbara  
Applicant:                        Teri Green  
Engineer:                         Laura Yanez

(Proposal to upgrade the Cota Street Commuter Parking Lot. The proposal will include the installation of 2,944 square feet of permeable paving, two access control gate arms and associated equipment, two electric vehicle charging stations, two security cameras, bicycle parking, landscape and hardscape changes, and upgrades to comply with ADA requirements. Thirteen existing overcrowded or diseased trees will be removed and 17 new trees will be planted, and a new irrigation system will be installed. The proposed reconfiguration of the parking lot will result in a reduction of seven parking spaces, from 221 to 214 spaces.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 29, 2016.)**

**Project Design Approval and Final Approval as submitted.**

**FINAL REVIEW****B. 426 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-281-022  
Application Number: MST2017-00681  
Owner: Pete & Christina Feldman  
Architect: Roderick Britton

(Proposal for a new residential unit on the second story of an existing warehouse. Project consists of the conversion of a 762 square foot second story of a 1,745 square foot warehouse into a one-bedroom residential unit. Also proposed are a new 389 square foot upper level deck/carport, a new steel entry gate, a skylight, and the replacement and relocation of doors and windows.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on November 20, 2017.)**

**Final Approval as submitted.**

**REVIEW AFTER FINAL****C. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044  
Application Number: MST2015-00311  
Owner: Villa Miradero North HOA  
Architect: Chris Cottrell

(Proposal for site alterations to the common area for the existing Villa Miradero Condominium complex. The application involves replacement of the existing cabana roof from a flat roof to a pitched roof and replacement of the solar thermal panels on the new pitched roof. The proposal also involves enclosing the existing pool equipment storage area, adding 18 inch security fence on top of the existing wall, replacing the existing pool gates, and adding accessible curb cut into the pool entry. No alterations are proposed to the existing condos.)

**(Review After Final of changes to the proposed trellis. Project was last reviewed on May 15, 2017)**

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

**FINAL REVIEW****D. 3344 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-324-014  
Application Number: MST2016-00280  
Owner: Everquest Lodge, Inc.  
Architect: AB Design Studio, Inc.

(Proposal for an addition and alterations to an existing two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition and exterior renovations. The work will comprise new doors, windows, building siding, and roof throughout, and replacement of the following: hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, ADA ramp, outdoor fireplace, pool enclosure, spa, and permeable paving. Two 30' tall Queen palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project addresses zoning violations identified in Enforcement Case ENF2013-01400.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on November 20, 2017.)**

**Final Approval with comment that the aluminum windows and fiberglass doors are approved.**