



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
SEPTEMBER 5, 2017

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Lisa LaPlaca
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

ATTENDANCE

Members present: Tripp
Staff present: Cameron

FINAL REVIEW

A. RIGHT OF WAY ADJACENT TO 3139 CLIFF DR

Assessor's Parcel Number: ROW-002-941
Application Number: MST2013-00117
Owner: City of Santa Barbara
Agent: Peter Hilger
Applicant: Cable Engineering Services

(The project consists of the replacement of an existing microcell site with a full site for AT&T. The existing 12-inch panel antennas located on the existing wood utility pole in the public right-of-way will be replaced with two larger 4-foot by 15-inch panel antennas on new four-foot cross arms. The project includes new equipment in an existing underground vault.)

(Action may be taken if sufficient information is provided. Project was last reviewed by the Full Board on August 28, 2017.)

Final Approval with the condition that the cross arm assembly be painted to match the existing pole.

REVIEW AFTER FINAL**B. 130 S. ALISOS ST****R-3 Zone**

Assessor's Parcel Number: 017-212-015
Application Number: MST2015-00402
Owner: Edward St. George
Architect: On Design, LLC

(Proposal for new dwelling units, addition, and alterations using the Average Unit-Size Density Incentive Program (AUD), which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C (Units 1-5) will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D (Unit 6) will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E (Units 7 & 8) will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.)

(Review After Final of changes to garage doors, siding, railings, and doors.)

Approval of Review After Final with comments:

1. The balconies on all new buildings shall have railings to match the existing railings on site to continue the architectural imagery.
2. All other changes are approved as proposed.

REVIEW AFTER FINAL**C. 222 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-112-05
Application Number: MST2016-00282
Owner: Michael Murphy Trust
Agent: Native Son Design Studio

(Proposal for minor alterations to an existing medical office building consisting of an accessible path of travel, minor window alterations, and relocation of an existing trash enclosure.)

(Review After Final of change in location of ADA ramp.)

Approval of Review After Final with comments:

1. The new railing should match what is existing in color and style.
2. Study providing a buffer from the building to the ramp at the front of the building.
3. Ensure the planting next to the Magnolia tree remains.
4. The extension of the sandstone shape wall along the driveway is to match what is existing.

NEW ITEM**D. 201 N CALLE CESAR CHAVEZ****M-1 Zone**

Assessor's Parcel Number: 017-030-002
Application Number: MST2017-00542
Owner: Santa Barbara Business Center
Agent: 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 seven 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.)

Continued indefinitely with comments:

1. Show compliance with Storm Water BMP on plans.
2. Provide a color board.
3. Provide a photo of the existing wrought iron railings.
4. Provide railing on the stucco wall at the south side of the building.
5. Enlarge the planter to 2 feet along the stucco wall.
6. Provide one enlarged site plan to show all proposed work.
7. Study using wrought iron at the back in lieu of green screen.
8. Note that the existing palm trees at the rear are to remain.
9. Add the bike racks to the materials board.
10. Show the landscape plan proposal.