



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
APRIL 23, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Kathleen Goo, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin (from 4:46-5:45 p.m.), Tripp, Cunningham, Moore (at 3:08 p.m. until 8:29 p.m.), Wittausch (until 5:45 p.m.), and Watkins (at 8:29 p.m.)

Members absent: None

Staff present: Unzueta (until 3:25 p.m.), Cameron, and Goo

GENERAL BUSINESS

A. Public Comment:

Anna Marie Gott spoke on the following issues:

1. Ms. Gott announced the Candidates Forum at the Library of the Harding University Partnership School on Wednesday, April 25, 2018.
2. Ms. Gott addressed her proposed changes to her public comments regarding Item 5, 402 Anacapa Street, MST2018-00005, in the twice-ratified final February 26, 2018 Revised Minutes.
3. Ms. Gott also addressed her proposed changes to her public comments regarding Item 5, 402 Anacapa Street, MST2018-00005, in the April 9, 2018 Draft Minutes, and requested closed captions be incorporated into the video available through City TV, and that the draft minutes include verbatim public comment as she has filed an appeal for the project and would like the record to reflect the entirety of the comments for review by City Council prior to the appeal's hearing date.

Mr. Cameron and Ms. Unzueta clarified for the Board that the process for minute records of all Board and Commission meetings is that they be written as "action minutes" only consisting

of actions taken at meetings and not verbatim minutes. Any discussion topics are concisely paraphrased in content by staff. All detailed written comments provided to the Board prior to the scheduled meetings and maintained in the project file are available to the public, Board, Planning Commission, and City Council. In addition, Planning Commission and City Council will also receive and review all submitted detailed public comments prior to future appeal hearings on the project. A majority of the Board supported the action minutes as recorded and maintained by staff.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **April 9, 2018**, as amended.

Action: Cunningham/Tripp, 5/0/0. (Watkins abstained and Gradin abstained from Items 3 and 5). Watkins absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 16, 2018**, as reviewed by Board Member Cunningham.

Action: Cunningham/Moore, 5/0/0. (Watkins absent.) Motion carried.

Motion: Ratify the Consent Calendar of **April 23, 2018**, as reviewed and amended by staff, and Board Members Moore and Cunningham (for only Item A).

Action: Tripp/Moore, 5/0/0. (Watkins absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Mr. Cameron announced the following:

- a. Board member Wittausch leaving the meeting after Item 3, 302 W. Montecito Street.
- b. Board member Watkins will be joining the meeting after Item 3, 302 W. Montecito Street.
- c. Chair Gradin will be stepping down from Item 3, 302 W. Montecito Street.
- d. Board member Moore will be stepping down from Item 8, 732 Bond Avenue.
- e. Item 5, 501 E. Micheltorena Street requires further Environmental Assessment and action cannot be taken today.

E. Subcommittee Reports:

No subcommittee reports.

IN-PROGRESS REVIEW**1. 835 E CANON PERDIDO ST****C-G Zone**

(3:15) Assessor's Parcel Number: 029-312-008
 Application Number: MST2016-00531
 Owner: Philinda Properties
 Applicant: Old Dairy Partners, LLC
 Architect: RRM Design Group

(Proposal for a three-story, 41-unit multi-unit residential development using the Average Unit Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 16,000 square feet of one-story and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units and (16) studio units with an average unit size of 737 square feet. The proposed density will be 51 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 42 automated parking spaces, 2 accessible parking spaces, one EV charging station, and one loading zone area. Forty-six covered bicycle spaces are also proposed onsite. Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet, per SBMC 28.20.080, was held on March 16, 2017.)

(Comments Only. Project was last reviewed on November 6, 2017.)

Actual time: 3:32 p.m.

Present: Thom Jess, and Shawn Ridenhour, Arris Studio Architects; Andrew Fuller, Owner; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 4:05 p.m.

The following people expressed opposition or concerns:

1. Larry Massur spoke of concern that the proposed project is too large with massive ceilings and is not neighborhood compatible with the character of the neighborhood.
2. Christine Neuhauser also spoke of concerns that the proposed project is too large and is not neighborhood compatible compared to other existing structures in the neighborhood.
3. Kellam DeForest spoke of concerns regarding automatic parking, and requested confirmation that all vendor devices and plans for entrance/exit and dimensional requirements meet City Municipal Code and Ordinance requirements. Staff assured Mr. DeForest that the project entrance/exit and dimensional requirements did conform to Municipal Code and Ordinance requirements.
4. Correspondence in opposition from Christine Neuhauser was acknowledged.

Public comment closed at 4:12 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board finds the proposed project is moving in the right direction and appreciates the attention to detail, and the translation of the hand-drawings to CAD drawings.
2. Numerous detailed items, such as corbels, etc., indicated on elevation plan Sheet A3.50, should be addressed to better match the previously reviewed plan.

3. Further recess the windows.
 4. Sloping sills should start just at the window.
 5. Bird stops should be mortared.
 6. Eave details should have a double or triple tile starter course.
 7. Field tiles should be 10%-15% boosted.
 8. The plaster bulb at the rake should be more pronounced.
 9. All exterior corners should be bull-nosed.
 10. At the street level, and at all two-level projecting elements, the minimum wall or column thickness should be one-foot thick.
 11. Restudy detail F4 and K4 parapet details on plan Sheet A-9.04, and consider if a tile cap would be more appropriate.
 12. Driveway should be entirely permeable pavers or should appear to be intentionally designed in conjunction with the building, and other paving should also be enhanced, and not just asphalt or plain concrete.
 13. Provide more substantial tree plantings on all four street frontages of the project.
 14. All street trees should be as designated by City Arborist.
 15. Some notations on the landscape plan and callouts are inconsistent, and should be addressed and corrected.
 16. The landscape plan is missing plant names, etc., and should be consistent with the architectural plan footprints.
 17. The canopy of proposed trees should be depicted on the plans at approximately 75% of final growth.
 18. Boston Ivy plantings are recommended for the small planter areas along the street frontage.
 19. Provide a color board, materials board including all finishes, and lighting details.
- Action: Gradin/Cunningham, 5/0/0. (Watkins absent.) Motion carried.

*** The following agenda item was heard out of agenda order. ***

PROJECT DESIGN REVIEW

2. 6210-6290 HOLLISTER AVE

A-A-C/SP6-AIA/A-I-2/S-D-3 Zone

(4:00)

Assessor's Parcel Number:	073-080-042
Application Number:	MST2016-00022
Owner:	City of Santa Barbara
Applicant:	Suzanne Elledge Planning & Permitting
Architect:	Flex Designs

(Proposal for the approval of the first phase of development for the construction of a new 40,477 net square foot automobile dealership on 6 acres of Santa Barbara Airport property. This phase would include the construction of one 23,562 square foot building to be oriented with show rooms on the south side of the building (facing Hollister Avenue) with parts and service components located on the north side. The proposed building is a 26-foot tall two-story building with architectural features extending to 31 feet tall. This phase of the project includes 95 parking spaces and 32 inventory spaces. The project would also rely upon an existing lease of 200 parking spaces from the Airport at 200 Frederick Lopez Road for storage of inventory off-site. Project received approval of a Development Plan by the Planning Commission on February 8, 2018.)

(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution 004-18 and was last reviewed by the Architectural Board of Review on July 18, 2016.)

Actual time: 5:45 p.m.

Present: Trish Allen, SEPPS; Robert Platt, Architect, Flex Designs; Chuck McClure, Landscape Architect; and Andrew Bermond, Project Planner, City of Santa Barbara.

Staff comments: Mr. Bermond requested Board comments proposed outdoor employee lunch area as part of the Development Plan approval.

Public comment opened at 6:03 p.m., and as no one wished to speak, it closed.

Motion: Continue four weeks to Full Board with comments:

1. Restudy the street-facing elevation to provide additional vertical break-ups in the proposed overall uninterrupted glazing along the street frontage to make the design more compatible with the "Santa Barbara" design style.
2. The proposed metal materials could be acceptable if the rest of the building is resolved to meet Santa Barbara standards in architecture.
3. The Board suggested the applicant study other car dealerships in the Hitchcock Way area in Santa Barbara for examples of desired design elements.

Action: Moore/Cunningham, 3/1/0. (Tripp opposed. Wittausch and Watkins absent.) Motion carried.

*** The following agenda item was heard out of agenda order. ***

CONCEPT REVIEW - CONTINUED ITEM

3. 302 W MONTECITO ST

C-G Zone

(4:35) Assessor's Parcel Number: 037-232-002
 Application Number: MST2016-00426
 Owner: Edward St. George
 Agent: SEPPS
 Applicant: On Design, LLC
 Architect: Kirk Gradin

(This is a revised project description: Proposal for a three-story development consisting of a hotel and commercial space. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 26,818 square foot, three-story building containing a 15,210 square foot, 34-room hotel and 464 square feet of commercial floor area. Also proposed are 38 parking spaces, of which 33 are to be provided in a 3-story stacker system, and 2 covered bicycle parking spaces. Planning Commission approval is required, as this project involves a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 24 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.)

(Seventh Concept Review. Comments Only. Project was last reviewed on February 12, 2018.)

Actual time: 4:46 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Gradin recused himself from hearing this item.

Vice Chair Tripp read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Present: Kirk Gradin, Architect; Trish Allen, Agent, SEPPS; Sam Maphis, Landscape Architect; and Kathleen Kennedy, Associate Planner

Staff comments: Kathleen Kennedy stated that many of the public comment were received addressing previous plans, and that newly submitted plan changes have not been reviewed yet, nor addressed by the public. Mr. Cameron confirmed for the Board that the function details mechanical lift and car stacker functions have been requested by Transportation Division staff for their review.

Public comment opened at 4:58 p.m.

The following people expressed opposition or concerns:

1. Anna Marie Gott spoke of concerns regarding accuracy of previous minutes of Board members and public comments made during meetings. She opposed the lack of Ordinance requirements for car stackers and for hotel automated or manual lifts and their effect on the building appearance or other pending impacts; the lack of Ordinance requirements for unmanned hotel project regarding entry or egress; the proposed large size of decks, balconies, kitchens, living rooms, and hotel room square footage; and the lack of adequate parking per unit and its negative impacts to the neighborhood parking density. She was in opposition to the proposed size, bulk, and scale of the overall project with hotel room sizes that seem to be getting larger while rooms in rentals and homes for local workers get smaller. Jose Arturo and Christine Neuhauser ceded their time to Ms. Gott.
2. Kellam de Forest spoke of concerns regarding the lack of "Santa Barbara" style design, and proposed design elements that are not neighborhood compatible, and the puzzling lack of the typical hotel lobby or check-in/check-out facilities.
3. Mary Turley (Allied Neighborhoods Assoc.) re-read her previous submitted Feb. 12th comments into the record in opposition to the proposed size, bulk, height, and scale of the proposed project; and the lack of neighborhood compatibility with the architectural style of immediately adjacent buildings and west beach neighborhood that have warmer colors and softer-edged features. She also spoke of concerns regarding the unmanned hotels, parking density of the neighborhood, the proposed mechanical lifts and locations for guest parking, and the lack of adequate planned vehicle and bicycle parking spaces. Susan Miller ceded her time to Ms. Turley.

4. Bonnie Donovan (neighbor) spoke of concerns regarding the noise abatement and available power impacts of the proposed mechanical lift on the immediate neighborhood; square footage concerns on the common area, lounge, party room; easement access to rear utilities equipment; quantity of staff to clean rooms/hotel; noise from party lounges; access to trash enclosures; planned storage on site; size, bulk, and scale proposed for all three floors; proximity to train station and related historical site; lack of adequate delivery areas; and impacts to parking density in the area. Mary Meredith ceded her time to Ms. Donovan.
5. Previous correspondence from Paulina Conn, Kellam de Forest, John Devore (Allied Neighborhood), Vasanti Fithian, Bonnie Donovan, Mary Ellen Brooks, and Marell Brooks (Citizens Planning Assoc.) were acknowledged as comments received regarding previous plans and not the current proposed plans.
6. Current correspondence from Paulina Conn, James Wesby, and Mary Turley of Allied Neighborhoods Association, were acknowledged as comments received regarding previous plans and not the current proposed plans.

Public comment closed at 5:17 p.m.

Motion: Continue indefinitely to the Planning Commission for return to Full Board with comments:

1. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The project complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics of the particular neighborhood surrounding the project; although additional review of pending material is still pending and required.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public views.
 - f. The project includes an appropriate amount of open space; although additional review of proposed landscaping trees is still pending and required.

Action: Tripp/Cunningham, 3/1/0. (Wittausch opposed Motion Items b and e. Gradin stepped down, Watkins absent.) Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**4. 3891 STATE ST 24****C-G/USS Zone**

(5:15) Assessor's Parcel Number: 051-022-035
Application Number: MST2018-00046
Owner: GC Galleria, LLC
Applicant: Ben Carron
Architect: Corey Russo, Project Manager
Business Name: Target

(Proposal for a tenant improvement for a new Target location. Project consists of internal floor infill, and enclosing of existing entryways to total 995 square feet in new commercial floor area to an existing 31,440 square foot commercial structure. Project includes exterior facade alterations including new site walls and vertical metal trellises. Also proposed are site alterations including reconfiguration of the existing parking lot and adjacent landscaping. A total of 91 parking spaces are proposed for the site.)

(Third Concept Review. Comments Only. Project requires further Environmental Assessment. Project was last reviewed on March 12, 2018.)

Actual time: 6:26 p.m.

Present: Kevin Grossoff, Conceptual Designer and Planner; Bill Huntress, Architect, Target; Corey Russo, Project Manager, MBH Architects; and Allison De Busk, Project Planner, City of Santa Barbara

Staff comments: Mr. Cameron announced that the Board was not restricted to comments only, and that action could be taken on this item.

Public comment opened at 6:42 p.m.

Sheila Lodge, Planning Commission member, stated that although the work of the original architect on the existing building is still respected, there was no obligation to retain the existing design and the proposed alteration are not opposed, and that the proposed dark grey color is too dark and a lighter in color would be more effective and appropriate for the building.

Public comment closed at 6:44 p.m.

Motion: Project Design Approval and continued indefinitely to Consent with comments:

1. The Board finds all the landscaping and proposed trees acceptable.
2. The Board finds the proposed location of the green screen against the building acceptable.
3. Restudy the proposed dark grey color and consider a lighter color on the wall finish behind the green screen.
4. Provide site lighting details.
5. Provide a color board and materials board.
6. Provide glazing details.
7. Provide a planting and irrigation plan.
8. Study restoring the custom hand-made ceramic medallions at the top of the columns to their original color and finish.

9. The Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

Action: Moore/Gradin, 4/0/0. (Wittausch and Watkins absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM

5. 501 E MICHELTORENA ST

R-M Zone

(5:45)

Assessor's Parcel Number: 027-260-024
 Application Number: MST2017-00795
 Owner: Roscoe Villa
 Architect: Ken Vermillion

(Proposal for a new multi-unit residential development using the Average Unit-Size Density (AUD) Program. Project consists of the demolition of an existing 1,743 square foot, single-story duplex and detached two-car garage, and the construction of a new four-unit, two-story apartment building. Unit mix will include one 3-bedroom unit, one 2-bedroom unit, one 1-bedroom unit, and one studio unit ranging in size from 575 to 1,335 square feet with an average unit size of 965 square feet. Proposed density on this 7,500 square foot lot is 24 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are four parking spaces, site alterations and landscaping, and alterations to the on-site sandstone retaining wall bordering the sidewalk. Grading will include 10 cubic yards of cut and 35 cubic yards of fill.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on February 12, 2018.)

Actual time: 6:55 p.m.

Present: Ken Vermillion and Mark Kirkhart, Architects, DesignARC; and

Public comment opened at 7:06 p.m.

The following people expressed opposition or concerns:

1. Pat Saley spoke of concerns regarding the proposed contemporary architectural style and the height of the proposed units that have not significantly changed since the project was last reviewed; and the lack of architectural compatibility with the surrounding neighborhood.
2. Correspondence in opposition signed by Pat and Jeff Saley, David Shrontz, Barry and Susan Spector, Tina Sheffler, Ken Wehrenberg, and Petra Rees was acknowledged.

Public comment closed at 7:11 p.m.

Straw vote: How many Board Members find the mass, bulk, and style are acceptable? 3/1
 Passed

Motion: Continue indefinitely to Full Board with comments:

1. The Board finds the proposed mass, bulk, and scale acceptable.
2. The Board finds style as revised acceptable.
3. Provide an arborist report for the oak at the north western corner of the property. It is desired that the existing oak remains on site, if unfeasible, applicant to provide appropriate replacement.

Action: Gradin/Moore, 3/1/0. (Cunningham opposed. Wittausch and Watkins absent.) Motion carried.

*** THE BOARD RECESSED FROM 7:20 TO 7:45 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**6. 127 EUCALYPTUS HILL CIR****RS-15/PUD Zone****(6:45)**

Assessor's Parcel Number:	015-231-033
Application Number:	MST2018-00027
Owner:	Stephanie Rose Trust
Architect:	Chris Cottrell

(Proposal for a new 2,668 square foot, two-story single unit residence with 394 square foot attached two car garage within the Eucalyptus Hill Circle Planned Unit Development. The proposed residence would be attached to the existing residence at 125 Eucalyptus Hill Circle. It will be the fourth attached unit in the building, and the final and 28th unit in the complex.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on March 12, 2018.)

Actual time: 7:45 p.m.

Present: Chris Cottrell, Architect; and Charles Harker, Owner.

Public comment opened at 7:58 p.m.

Judy Alexander spoke in support. Dieter John Dupont, Fred B. Marsh ceded their time to Ms. Alexander.

Correspondence (speaker slip) in opposition from Warren Miller was read into the record. Mr. Miller wrote of concerns regarding preservation of property value and private views to the east as negatively impacted by height of the proposed second story addition per the posted story poles; and requested either denial or a substantial reduction in height.

Public comment closed at 8:00 p.m.

Motion: Project Design Approval and continue indefinitely to Consent with the comment:

1. The Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

Action: Cunningham/Tripp, 4/0/0. (Wittausch and Watkins absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM

7. 30 LOS PATOS WAY

HRC-2/SD-3 Zone

(7:05)

Assessor's Parcel Number: 017-391-003
 Application Number: MST2018-00096
 Owner: Arlene and Milt Larsen Trust
 Applicant: Pacific Architects

(Proposal for a tenant improvement to an existing commercial facade. Project consists of renovating and expanding the existing front patio, the addition of a new ADA ramp, and construction of a new parapet trellis over the existing front patio. Also proposed is restriping of the front parking spaces and new planters. No new floor area is proposed.)

(Action may be taken if sufficient information is provided.)

Actual time: 8:03 p.m.

Present: Bill Wolf, Applicant, Pacific Architects; and Arlene and Milt Larsen, Owners

Public comment opened at 8:08 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. Provide a straight single-line curb at the parking along the south property line to increase the planting area and simplify the curb design.
2. Study column placement.
3. Restudy the color as shown which is not acceptable as shown.
4. Restudy the new screening proposed at the roof which does not appear to integrate well with the existing building.
5. Provide a landscape plan, showing all removed plantings and relocate the proposed palm tree.
6. Consider planting more judiciously placed canopy trees to provide additional shade for the building, and provide pictures.

Action: Cunningham/Tripp, 4/0/0. (Wittausch and Watkins absent.) Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**8. 732 BOND AVE****C-G Zone**

(7:35) Assessor's Parcel Number: 031-232-007
Application Number: MST2014-00453
Owner: Allen Arnold
Applicant: Kevin Moore, Architect

(Proposal for a new mixed-use project using the Average Unit-Size Density (AUD) Incentive Program. Project consists of demolishing an existing 700 square foot single-family dwelling and the construction of 750 square feet of commercial floor space and three residential units to be built in one 3-story mixed-use and one 2-story residential building. The unit mix will include three 2-bedroom units ranging in size from 907 to 1,539 square feet with an average unit size of 1,129 square feet. The proposed density on this 5,342 square foot lot will be 28 dwelling units per acre on a parcel with a General Plan land use designation of Commercial High Residential, which allows for 28-36 dwelling units per acre. Six covered parking spaces are proposed. No new grading is proposed.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on February 12, 2018.)

Actual time: 8:29 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Moore recused himself from hearing this item.

Chair Gradin read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Present: Kevin Moore, Architect; and Allen Arnold, Owner

Public comment opened at 8:36 p.m.

Art Ludwig spoke in support.

Public comment closed at 8:37 p.m.

Motion: Project Design Approval and continue indefinitely to Full Board with comments:

1. Study adding plaster color to provide some differentiation to the second floor block elements.
2. The Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on

the City staff analysis and CEQA Certificate of Determination on file for this project.

Action: Cunningham/Tripp, 4/0/0. (Moore stepped down, Wittausch and Watkins absent.)
Motion carried.

*** MEETING ADJOURNED AT 8:45 P.M. ***