



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA NOVEMBER 19, 2018

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

### BOARD MEMBERS:

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

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Matthew Cameron, Planning Technician  
Kathleen Goo, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the ABR may refer items to the Full Board for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). Please note that the ABR may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Matthew Cameron, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email [MCameron@SantaBarbaraCA.gov](mailto:MCameron@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**APPEALS:** Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**NOTICE:** On Thursday, November 15, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR).

### **PLEASE BE ADVISED**

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

### **PROJECT DESIGN REVIEW**

#### **A. 324 E VALERIO ST**

**R-2 Zone**

Assessor's Parcel Number: 027-201-004  
Application Number: MST2018-00097  
Owner: Clayton Family Trust  
Applicant: Brooke Vanduyne

(Proposal for a new covered patio on a parcel with two existing residential units. Project consists of demolishing an existing exterior stair and landing, and constructing a new 272 square foot, 3'-6" high covered deck at the rear of the front house. Staff Hearing officer review is required for an Open Yard Modification.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution 034-18, and the following guidelines: Urban Design Guidelines. Project was last reviewed on March 19, 2018.)**

**NEW ITEM****B. 1526 SAN ANDRES ST R-M Zone**

Assessor's Parcel Number: 043-251-023  
Application Number: MST2018-00607  
Owner: Jaclyn Hagon

(Proposal for exterior alterations to an existing duplex. Project consists of relocating a water and new heat pump to the exterior of Unit A building with a new utility enclosure. Also proposed is the replacement of an existing awning, removal of an existing pergola on front of building, and installation of a railing at front porch. An exception is requested for the condenser and the water heater to be located within the interior setback pursuant to SBMC §30.140.130.D.)

**(First Consent Review. No final appealable decision will be made at this hearing. Prior to action project requires compliance with the Project Compatibility Analysis, as well as the following guidelines: Urban Design Guidelines.)**

**REVIEW AFTER FINAL****C. 3714 STATE ST 0 Zone**

Assessor's Parcel Number: 053-300-040  
Application Number: MST2012-00443  
Owner: KW Fund V-Sandman, LLC  
Applicant: Kenneth Marshall  
Architect: Brian Cearnal  
Landscape Architect: Martha Degasis, AIA

(Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing, 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.)

**(Review After Final of changes to window size on the street facing commercial structure. Project requires compliance with the following guidelines: Upper State Street Guidelines. Project was last reviewed on April 23, 2018.)**

**REVIEW AFTER FINAL****D. 136 E HALEY ST M-C Zone**

Assessor's Parcel Number: 031-271-007  
Application Number: MST2018-00055  
Owner: Del Mar SB, LLC  
Applicant: Gus Harper

(Proposal for a new mural in an existing commercial and industrial park. Project consists of one mural painted on a 25-foot tall by 80-foot wide wall facing a parking lot. Art produced by artist Gus Harper.)

**(Review After Final for the unpermitted expansion of mural area to include the trash enclosure. Project requires compliance with the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Project was last reviewed on February 12, 2018.)**

**REVIEW AFTER FINAL****E. 505 W LOS OLIVOS ST****R-M Zone**

Assessor's Parcel Number: 025-210-012  
Application Number: MST2007-00470  
Owner: Westmont College  
Architect: RRM Design Group

(THIS IS A REVISED PROJECT: the Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance.)

**(Review After Final of changes to backflow location, changes to screening for fire check valves, changes in location of gas meters, window mullion changes, door changes, and additional light fixtures. Project requires compliance with the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on July 18, 2017.)**