



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT AGENDA

### DECEMBER 3, 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 29, 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. 2700 MIRADERO DR (HOA) R-2 Zone**  
Assessor's Parcel Number: 051-520-044  
Application Number: MST2018-00515  
Owner: Currently Villa Miradero North Home  
(Proposal to remove five Canary Island Pine trees within a condominium development.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on October 22, 2018.)**

### **NEW ITEM**

- B. 235 E COTA M-C Zone**  
Assessor's Parcel Number: 031-152-031  
Application Number: MST2018-00227  
Owner: Alano Club of Santa Barbara, Inc.  
Applicant: Rex Ruskauff

(Proposal for alterations to an existing commercial building. Project consists of the demolition of an existing wood deck and asphalt patio, and the construction of a new permeable paver patio, plaster walls, a trash enclosure, and new exterior stair. No grading is proposed as part of this project.)

**(Action may be taken if sufficient information is provided. Project must show compliance with the following guidelines: Urban Design Guidelines.)**

**PROJECT DESIGN REVIEW****C. 1100 BLK COAST VILLAGE CIR****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-0RW  
Application Number: MST2018-00630  
Owner: City of Santa Barbara  
Applicant: Derrick Bailey, Supervising Transportation Engineer

(Proposal for new traffic barricades within the Coastal Zone on Coast Village Road. Project consists of the removal of the orange and white plastic barricades along the southern parking area on Coast Village Road, and replacing them with three 42-inch tall planters.)

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

**PROJECT DESIGN REVIEW****D. 321 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-121-014  
Application Number: MST2018-00540  
Owner: Ralph Family Revocable Trust  
Applicant: Brooke Vanduyne

(Proposal to convert existing accessory space to a dwelling unit. Project consists of the conversion of a 336 square foot detached accessory structure into a studio unit on a site currently developed with two detached units. Exterior work includes an additional parking space to service the new unit, a reduction in height of hedges within 10 feet of the existing driveway, and a change in material for the existing driveway. Project requires a Minor Zoning Exception for an over-height hedge at the front property line.)

**(First Review. Action may be taken if sufficient information is provided. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project requires findings for a Minor Zoning Exception pursuant to SBMC 30.245.060.)**

**PROJECT DESIGN REVIEW****E. 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 heater and installation of a 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.)

**(Second 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. Project was last reviewed on November 19, 2018.)**

**REVIEW AFTER FINAL****F. 1298 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-230-043  
Application Number: MST2004-00493  
Owner: Olive Oil & Gas, LP  
Applicant: John Price  
Architect : Jeff Gorrell

(This is a revised project description. Project has been revised as follows: the height of the three story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second floor patio near the northwest corner of the project. The entire proposal consists of the demolition of the existing gas station and service bays; and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084.)

**(Review After Final of changes to awning colors. Project was last reviewed on July 2, 2018.)**

**REVIEW AFTER FINAL****G. 300 BLK W DE LA GUERRA ST 1942 SEG ID**

Assessor's Parcel Number: ROW-001-942  
Application Number: MST2013-00292  
Owner: City of Santa Barbara  
Applicant: James Colton, Project Manager II  
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

**(Review After Final of changes to the approved street light design. Project was last reviewed on October 29, 2018.)**

**REVIEW AFTER FINAL****H. 316 W MICHELTORENA & 1516 CASTILLO STS****R-MH Zone**

Assessor's Parcel Number: 027-212-026  
Application Number: MST2016-00125  
Owner: Drake Forest Investments, LLC  
Architect: Douglas Keep

(Proposal for a 21-unit multi-family residential project using the Average Unit Density Incentive Program (AUD) on two perpendicular lots (APNs 027-212-026 and 027-212-022). Project consists of a voluntary lot merger, the rehabilitation of the two buildings on site which are eligible for designation as potentially historic resources, demolition of three existing structures, and construction of four new, two-story residential buildings. Unit mix will include (8) two-bedroom units, and (13) one-bedroom units ranging in size from 532 to 1,266 square feet with an average unit size of 730 square feet. The proposed density on 35,263 square foot combined lot will be 26 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 21 parking spaces, approximately 426 square feet of detached accessory structures, reconfigured driveways, and new landscaping.)

**(Review After Final for the restoration of the existing balcony to its historic condition and the opening of a previously infilled porch on Building "C". Project was last reviewed on June 26, 2017.)**