



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA DECEMBER 10, 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 Ozyilmaz, 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 Ozyilmaz, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email [MOzyilmaz@SantaBarbaraCA.gov](mailto:MOzyilmaz@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, December 6, 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.

### **REVIEW AFTER FINAL**

#### **A. 815 E MASON ST**

**M-I Zone**

Assessor's Parcel Number: 017-083-019  
Application Number: MST2017-00823  
Owner: Cynthia Howard Gift Trust  
Agent: Kent Mixon

(Proposal for a commercial remodel over two lots (815 & 823 East Mason Street). Project consists of the interior conversion of an existing commercial space into an overnight dog kennel and kitchen. Exterior changes include removing a single door facing the existing parking lot, and three new doors at the eastern exterior wall to access the proposed new dog yard. Also proposed are a parking lot restripe and reconfiguration to include more planting area and ADA paths of travel on 815 East Mason Street, and a new parking lot on 823 East Mason Street. The single-family residence on 823 East Mason Street will remain unchanged. Project is to be heard in conjunction with application number MST2017-00824.)

**(Review After Final of changes to the parking layout and covered balcony on the east elevation of the rear structure. Project was last reviewed on February 5, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 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 to 42 inches within 10 feet of the existing driveway and 8 feet elsewhere at the front property line, and a change in material for the existing driveway.)

**(Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on December 3, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 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.)

**(Project Design and Final Approval is requested. Project must show compliance with Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on December 3, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW**

**D. 436 N MILPAS ST**

**C-G Zone**

Assessor's Parcel Number: 031-311-032  
Application Number: MST2018-00604  
Owner: Sherwin Milpas & Haley Property, LLC  
Architect: HSA Studio

(Proposal to replace rooftop HVAC equipment. Project consists of replacing four existing rooftop HVAC units and raising them a total of eight inches. No screening is proposed as a part of this scope of work.)

**(New Item. Project Design and Final Approval is requested. Project must show compliance with the Project Compatibility Analysis as well as the following guidelines: Haley Milpas Design Manual, Urban Design Guidelines.)**