



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
TUESDAY, SEPTEMBER 4, 2018

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

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

ATTENDANCE

Members present: Moore and Cunningham (Items A-C)
Staff present: Cameron

REVIEW AFTER FINAL

A. 2904 DE LA VINA ST

C-G/USS Zone

Assessor's Parcel Number: 051-180-028
Application Number: MST2018-00266
Owner: Musicians Mutual Protective Association
Architect: Andrulaitis & Mixon

(Proposal for remodel of an existing commercial property. Project consists of alterations to the storefront of an existing one-story commercial structure, the addition of a patio and planters, reconfiguration of the parking arrangement, and narrowing of a driveway apron. An interior remodel is also proposed as part of this scope of work.)

(Review After Final for a waiver for an Alternative Parking Landscape Design. Project was last reviewed on July 2, 2018.)

Approval of Review After Final with a waiver for an Alternative Parking Landscape Design approved and granted.

NEW ITEM**B. 808 E COTA ST****C-G Zone**

Assessor's Parcel Number: 031-233-002
 Application Number: MST2018-00437
 Owner: Manfred Gauer Trust
 Architect: Peter Hunt

(Proposal to permit unpermitted conditions on a commercial structure. Project consists of the unpermitted removal of a parking lot perimeter planter, installation of brick hardscape, and the removal of an unpermitted fence. Interior work includes the removal of an Illegal Dwelling unit, and restoring the office use within the structure. Project proposes to abate violations identified in enforcement case ENF2017-00989.)

(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Landscape Design. Project must comply with the City's Tier 2 Storm Water Management Program (SWMP).)

Project Design Approval and Final Approval with conditions:

1. A 15-gallon Brisbane Boxwood tree shall be planted in the northwest planter on-site.
2. A waiver for an Alternative Landscape Design has been approved and granted.

NEW ITEM**C. 242 W ALAMAR AVE****R-M/USS Zone**

Assessor's Parcel Number: 051-283-001
 Application Number: MST2018-00398
 Owner: Gregoriy and Lyudmila Smiyun

(Proposal for a fence located at the rear of a condo development. Project proposes to enclose the private outdoor living space of one condo unit at the rear of the property adjacent to Mission Creek.)

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

Project Design Approval and Final Approval with the comment to plant within the fenced area either low water-use grass or other functional plantings in lieu of the previous approved Creek Restoration plan.

NEW ITEM**D. 514 E ISLAY ST****R-2 Zone**

Assessor's Parcel Number: 027-064-007
 Application Number: MST2018-00439
 Owner: Jeff Shuman
 Architect: Joseph Flynn

(Proposal for a remodel of an existing duplex. Project consists of the extension of the two exterior second floor balconies, new colors, new battens, replacement of the wood railings with aluminum with steel cable railings, and new fascia boards.)

(Comments Only. Project requires further Environmental Assessment.)

Continue indefinitely to Consent with comments:

1. Provide photographs of neighboring structures.
2. Provide a wider vicinity map.

CONTINUED ITEM**E. 314 N SOLEDAD ST****R-2 Zone**

Assessor's Parcel Number: 031-383-014
 Application Number: MST2018-00344
 Owner: Soledad Street Trust

(Proposal to permit an unpermitted over-height fence and wall. Project consists of permitting a CMU and wrought iron wall and fence at the front property line ranging in height from 4'-9" to 5'-5". Also proposed are a new garage door to be installed in the existing opening. Project proposes to abate violations identified in an enforcement case ENF2018-00458.)

(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for an over-height fence at the front property line. Project was postponed on August 27, 2018.)

Project Design Approval and Final Approval with comments:

1. The Board suggests the applicant exchange the wooden door to match the proposed garage door.
2. The following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;
 - d. The improvement will be compatible with the existing development and character of the neighborhood; and
 - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

REVIEW AFTER FINAL**F. 3805 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 051-010-013
 Application Number: MST2017-00318
 Owner: Patricia S. Nettleship, Trustee

(Proposal for alterations to an existing camouflaged roof-mounted wireless facility. Project consists of the removal of 11 existing antennas, and installation of 10 new antennas to be housed within expanded pillars of an existing bell tower. Additional RRU's and other equipment are to be added within an existing equipment area, screened from view.)

(Review After Final for enlarged camouflaged casings for emitting antennas. Project was last reviewed on May 14, 2018.)

Approval of Review After Final as submitted.