



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

FEBRUARY 11, 2019

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

BOARD MEMBERS:

Kevin Moore, *Chair*
Wm. Howard Wittausch, *Vice Chair*
Bob Cunningham
Ivan Insua
Leon A. Olson
Richard Six
David R. Watkins

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

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. 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. 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.

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 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, February 7, 2019, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at 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 APPROVAL AND FINAL APPROVAL

A. 211 W GUTIERREZ (COMMON AREA)

C-G Zone

Assessor's Parcel Number: 037-420-CA1
Application Number: MST2018-00602
Owner: El Zoco HOA
Applicant: Peter McCorkle

(Proposal to permit the emergency removal of a tree within in existing multi-unit residential complex. Project consists of the removal of one Liquid Amber tree which had caused damage to water services. The height of the tree removed was 40 feet.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1800 BLK CLIFF DR #2321 SEG ID**

Assessor's Parcel Number: ROW-002-321
 Application Number: MST2019-00037
 Applicant: Laurel Perez
 Owner: City of Santa Barbara
 Owner: Adam Hendel

(Proposal for alterations within an existing median adjacent to the intersection of Cliff Drive and Meigs Road. Project consists of the removal of asphalt and the installation of landscaping.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044
 Application Number: MST2018-00515
 Owner: Villa Miradero North Home (currently)

(Proposal to remove five Canary Island Pine trees within a condominium development. Project proposes to replace the removed trees with two fruitless olives, three pittosporum, and three *cotinus coggygria* plantings.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on December 3, 2018.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 201 W MISSION ST****C-G Zone**

Assessor's Parcel Number: 025-362-005
 Application Number: MST2017-00807
 Owner: Winters Family Corporation

(Proposal to permit unpermitted alterations to landscaping in a commercial parking lot. Project consists of permitting the removal of an approximately 20-foot Pygmy Date Palm, as well as an unplanted planter at the corner of Mission Street and De La Vina Street. Project addresses violations identified in enforcement case ENF2010-00865.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on January 16, 2018)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 217 STEARNS WHARF #C HC/SD-3 Zone**

Assessor's Parcel Number: 033-120-022
 Application Number: MST2019-00035
 Owner: City of Santa Barbara
 Applicant: Neil Bruskin

(Proposal for a new roof mounted A/C unit on an existing commercial building. Project site is located within the permitting jurisdiction of the California Coastal Commission.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Waterfront Area Aesthetic Criteria for Development.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**F. 440 E ORTEGA ST M-C Zone**

Assessor's Parcel Number: 031-160-013
 Application Number: MST2018-00615
 Owner: Nam Family Trust
 Architect: Henry Lenny Design Studio
 Engineer: Ashley & Vance Engineers

(Proposal to permit unpermitted alterations to an existing commercial structure. Project consist of permitting a minor non-residential addition to the existing restaurant, relocation of doors and windows, restriping the parking lot to be Americans with Disability Act (ADA) compliant, and a new replacement roof and framing. Project will abate violations identified in enforcement case ENF2018-00186.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the following guidelines: Urban Design Guidelines.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**G. 1300 BLK E COTA ST #831 SEG ID**

Assessor's Parcel Number: ROW-000-831
 Application Number: MST2018-00521
 Applicant: Crown Castle/NG West, Inc.

(Proposal for a new microcell site on an existing utility pole. Project consists of the installation of one side-mounted, omni-directional microcell site, three remote radio units housed within a new enclosure, and three down-unit converters to be located at a maximum height of 25'-4" on an existing utility pole.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project requires a No Visual Impact finding by the Architectural Board of Review at the time of approval.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**H. 500 BLK ALSTON RD #2735 SEG ID**

Assessor's Parcel Number: ROW-002-735
Application Number: MST2018-00529
Applicant: Crown Castle/NG West, Inc.

(Proposal for a new microcell site on an existing utility pole. Project consists of the installation of one side-mounted, omni-directional microcell site, three remote radio units housed within a new enclosure, and three down-unit converters to be located at a maximum height of 25'-4" on an existing utility pole.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project requires a No Visual Impact finding by the Architectural Board of Review at the time of approval.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**I. 700 BLK SAN ROQUE RD #72 SEG ID**

Assessor's Parcel Number: ROW-000-072
Application Number: MST2018-00527
Applicant: Crown Castle/NG West, Inc.

(Proposal for a new microcell site on an existing utility pole. Project consists of the installation of one side-mounted, omni-directional microcell site, three remote radio units housed within a new enclosure, and three down-unit converters to be located at a maximum height of 26'-6" on an existing utility pole.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project requires a No Visual Impact finding by the Architectural Board of Review at the time of approval.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**J. 300 BLK CANON DR #184 SEG ID**

Assessor's Parcel Number: ROW-000-184
Application Number: MST2018-00483
Applicant: Crown Castle/NG West, Inc.

(Proposal for a new microcell site on an existing utility pole. Project consists of the installation of one side-mounted, omni-directional microcell site, three remote radio units housed within a new enclosure, and three down-unit converters to be located at a maximum height of 26'-7" on an existing utility pole.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project requires a No Visual Impact finding by the Architectural Board of Review at the time of approval.)