



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA TUESDAY, FEBRUARY 19, 2019

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

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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, February 14, 2019, 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 APPROVAL AND FINAL APPROVAL**

#### **A. 600 BLK OLIVE ST SEG ID 1479**

Assessor's Parcel Number: ROW-001-479  
Application Number: MST2018-00622  
Applicant: Crown Castle/NG West, Inc.

(Proposal for a new utility cabinet. Project consists of the installation of a five-foot tall by two-foot wide utility cabinet in the public right of way. No antennas or poles are proposed in this scope of work.)

**(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on January 22, 2019.)**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 3516 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-313-011  
 Application Number: MST2018-00667  
 Owner: John and Toni Friese  
 Agent: Troy White

(Proposal for a tenant improvement to an existing commercial structure in preparation for a new Commercial Cannabis storefront. Project consists of removing a faux mansard roof parapet, rear window, the installation of a wood slat canopy, rooftop equipment and screening, new lighting fixtures, and a new trash enclosure to the rear of the structure. Project also includes restriping the existing parking lot to include one Americans with Disability Act (ADA) compliant space, and the installation of landscaping adjacent to the sidewalk. No new floor area is proposed.)

**(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Upper State Street Design Guidelines, Outdoor Light Design Guidelines.)**

**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  
 Applicant: Chris Cottrell

(Proposal to remove five Canary Island Pine and six Ficus Benjamina trees within a condominium development. Project proposes to replace the removed trees with two Fruitless Olives, three Pittosporum Undulatum, five Arbutus Marina, and three Cotinus Coggygria.)

**(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. 417 E ORTEGA ST****R-M Zone**

Assessor's Parcel Number: 031-092-022  
 Application Number: MST2019-00027  
 Owner: Presidio Park, LP  
 Applicant: Four Seasons Landscaping

(Proposal for the removal of 19 trees from a multi-unit residential complex. Project consists of the removal of 19 over-pruned Lemon Gum Eucalyptus, and replace them with 19 Montezuma Cypress. Project proposes to abate violations identified in enforcement case ENF2018-00776.)

**(Project Design Approval Final Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Upper State Street Design Guidelines, Outdoor Light Design Guidelines. Project was last reviewed on January 28, 2019.)**

**REVIEW AFTER FINAL APPROVAL****E. 2904 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015  
Application Number: MST2017-00630  
Owner: Housing Authority of the City of Santa Barbara  
Applicant: Hector Torres & Dwight Gregory

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, a portion of the structure to be re-roofed with a green roof, replacing all windows and doors, repainting the exterior, removing wood siding and replacing with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space. Review After Final is required for a Minor Zoning Exception to locate the trash enclosure within the rear interior setback.)

**(Request for Review After Final Approval for the relocation of the trash enclosure into the interior setback. Project requires findings for a Minor Zoning Exception. Project was last reviewed on June 4, 2018.)**