



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

FEBRUARY 25, 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 21, 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. 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, and rear window, and 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 Lighting Design Guidelines. Project was last reviewed on February 19, 2019.)

REVIEW AFTER FINAL**B. 20 E LOS OLIVOS ST****RS-15 Zone**

Assessor's Parcel Number: 025-242-004
 Application Number: MST2015-00533
 Owner: Tiziana & Valerio De Angelis
 Architect: Kent Mixon

(Proposal for exterior alterations to an existing 4,130 square foot duplex. The project includes new pedestrian and driveway gates, a small roof extension over the front door, enlargement of existing terraces and new terraces, door and window changes, landscape and hardscape changes, new gutters and downspouts, and new garage doors. There will be no new floor area constructed on this 10,259 square foot parcel within the Mission Area Special Design District.)

(Request for Review After Final approval for changes to driveway material. Project was last reviewed on February 13, 2017.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 819 REDDICK ST****M-I Zone**

Assessor's Parcel Number: 031-303-024
 Application Number: MST2018-00681
 Owner: Reddick Property Investments, LLC
 Applicant: Laurel Perez
 Architect: Ken Dickson
 Engineer: John Maloney

(Proposal for improvements to an existing commercial building (cannabis) with ballistic glass and frame at the door and window of the lobby, and alterations to the path of travel including a new concrete slab, gate protected entry, permeable pavers to match existing, removal of an existing planting area, and handicap parking space.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 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 Project Compatibility Analysis as well as the following guidelines: Waterfront Design Guidelines. Project was last reviewed on February 11, 2019.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 100 BLK OCEANO AVE 2307 SEG ID**

Assessor's Parcel Number: ROW-002-307
Application Number: MST2019-00021
Applicant: Jerry Ambrose

(Proposal for a new small cell telecommunication site. Project consists of the installation of a new side-mounted omni-directional antenna to be installed 30 feet high on an existing utility pole. A new pole mounted equipment cabinet is also proposed as part of this scope of work.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact Finding. Project was last reviewed on February 4, 2019.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**F. 100 BLK LOMA ALTA DR. 2284 SEG ID**

Assessor's Parcel Number: ROW-002-284
Application Number: MST2019-00020
Applicant: Jerry Ambrose

(Proposal for a new small cell telecommunication site. Project consists of the replacement of an existing 35-foot tall utility pole with a 40-foot tall utility pole and the installation of a steel arm mounting bracket. The bracket will hold one omni-directional canister antenna. A new utility cabinet will be installed at a height of 12 feet to house radio units for the new antenna.)

(Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact finding.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**G. 600 BLK W DE LA GUERRA ST 2087 SEG ID**

Assessor's Parcel Number: ROW-002-087
Application Number: MST2018-00655
Engineer: Synergy
Applicant: New Cingular Wireless

(Proposal for a new small cell telecommunication site. Project consists of the replacement of an existing 24-foot tall utility pole with a 29-foot tall utility pole and the installation of a steel arm mounting bracket. The bracket will hold one omni-directional canister antenna and a surge protector. New power risers are also proposed to be installed along the length of the new pole.)

(Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact Finding.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**H. 617 SUTTON AVE****R-M Zone**

Assessor's Parcel Number: 037-062-005
Application Number: MST2018-00684
Owner: Parma Properties, LLC
Applicant: Mark Morando

(Proposal for the remodel of two residential units. Project consist of internal work on Unit 'B' and a façade remodel for Unit 'A' including new windows, front door, and new brick detailing at front porch. A six foot fence is also proposed in the side yard of the front Unit 'A'. Project proposes to abate violations identified in enforcement case ENF2018-00854.)

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