



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT AGENDA

### MARCH 4, 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 28, 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.

### **NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **A. 601 SAN PASCUAL ST**

**R-M Zone**

Assessor's Parcel Number: 037-101-014  
Application Number: MST2018-00624  
Owner: Dario L. Pini, Trust

(Proposal for alterations to a multi-unit residential site. Project consists of a new permeable paver parking area, two new trash locations, new cedar plank fencing, removal of a window, and removal of dilapidated existing fencing. Interior renovations are also proposed for the site. Project will abate violations identified in enforcement case ENF2017-00298.)

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

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 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 Engineering, Inc.

(Proposal to permit unpermitted alterations to an existing commercial structure. Project consists 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 was last reviewed on February 11, 2019.)**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 42 HELENA AVE****OC/SD-3 Zone**

Assessor's Parcel Number: 033-112-007  
Application Number: MST2019-00007  
Owner: 42 Helena Street LLC  
Applicant: Grant Ortega

(Proposal for a new fence at the property line for a commercial use. Project consists of the installation of 30.5 linear feet of six-foot high black steel tube fencing, and 87.5 linear feet of eight-foot high black steel tube fencing. No other alterations are proposed.)

**(Project Design Approval and Final Approval is requested. Project requires compliance with Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines. Project was last reviewed on January 22, 2019.)**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 2400 DE LA VINA ST****R-MH Zone**

Assessor's Parcel Number: 025-062-022  
 Application Number: MST2018-00479  
 Owner: 2400 De Lavina, LLC  
 Contractor: Justin Egerer

(Proposal for site alterations to an existing multi-unit residential structure. Project consists of removing 6 unpermitted parking spaces and demolishing a trash enclosure and the construction of a new trash enclosure and installation of two new parking spaces. The number of permitted parking spaces on site will not change. Project proposes to abate violations identified in enforcement case ENF2016-00228.)

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

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 600 BLK W DE LA GUERRA ST 2087 SEG ID**

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

(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. Project was postponed on February 25, 2019.)**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****F. 500 BLK BATH ST 2040 SEG ID**

Assessor's Parcel Number: ROW-002-040  
 Application Number: MST2018-00654  
 Applicant: New Cingular Wireless  
 Engineer: Synergy

(Proposal for a new small cell telecommunication site. Project consists of installation of a new omni-directional can antenna at a height of 25'-7" on an existing utility pole. Also to be installed are two power risers, and two underground equipment vaults. A surge protector is also proposed to be installed on the antenna mounting arm.)

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