



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA APRIL 22, 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  
Mary Ternovskaya, 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) 564-5399 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, April 18, 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.

### **NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

### **NEW ITEM: CONCEPT REVIEW**

#### **A. 813 E CARRILLO ST**

Assessor's Parcel Number:	029-251-028
Zone:	R-M
Application Number:	PLN2019-00140
Owner:	Housing Authority of the City of Santa Barbara
Applicant:	Dale Aazam

(Proposal for an over-height retaining wall and fence on a site with an approved 17 unit affordable housing project. Prior approvals on site include a 17 unit, two- and three-story structure including a 589 square foot community center, 387 square foot, two-story manager's unit with attached one-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. The current application is for a retaining wall with a maximum height of 7'-1" with an additional 6'-0" foot tall fence on top, running the length of the north and east property lines.)

**No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 1400 BLK TUNNEL RD**

Assessor's Parcel Number: 153-270-009  
Zone: COUNTY  
Application Number: PLN2019-00117  
Owner: City of Santa Barbara  
Applicant: Rubi Rajbanshi

(Proposal to rehabilitate the Tunnel Road City pump station. Project consists of reroofing the existing equipment shed with a standing seam metal roof, and painting the existing water tank. No change in capacity is proposed.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on April 8, 2019.**

**REVIEW AFTER FINAL APPROVAL****C. 3760 STATE ST**

Assessor's Parcel Number: 053-300-033  
Zone: C-G/O-R/USS  
Application Number: PLN2016-00384  
Owner: Gwen Griffin Santa Barbara LLC  
Applicant: Earthform Design

(Proposal for parking lot landscape alterations. The proposal includes the replacement of 17, 18' tall mature Ficus benjamina trees with 36" box trees. The new trees will be either Metrosideros excels "New Zealand Christmas Tree," Arbutus marina "Strawberry Tree," Stenocarpus sinuatus "Firewheel Tree," or Quercus Virginiana "Southern Live Oak." The existing trees present potential liability due to roots, and maintenance issues. The new trees will be more waterwise than the existing. )

**Review After Final to include the six trees closest to State Street in Phase 1 of the project. Project was last reviewed on September 12, 2016.**

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

**D. 826 DE LA VINA ST**  
Assessor's Parcel Number: 037-042-001  
Zone: C-G  
Application Number: PLN2019-00112  
Owner: Gold Lab, LLC  
Applicant: Jarrett Gorin  
Designer: Michael Ober

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Some landscaping will be removed and a new landscaping will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines.**

**REVIEW AFTER FINAL APPROVAL**

**E. 2034 CLIFF DR**  
Assessor's Parcel Number: 035-141-007  
Zone: C-R  
Application Number: PLN2017-00688  
Owner: Levon Investments, LLC  
Architect: Paul Poirier & Associates Architects

(Approved project was for the remodel of an existing commercial building. Approved project consists of an exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

**Review After Final approval is requested for infilling a previously approved window with a wall. Project was last reviewed on August 13, 2018.**

**REVIEW AFTER FINAL APPROVAL****F. 100 N LA CUMBRE RD**

Assessor's Parcel Number: 057-240-012  
Zone: R-M/USS  
Application Number: PLN2017-00631  
Owner: Housing Authority of the City of Santa Barbara  
Applicant: Dwight Gregory

(Proposal for minor repairs and improvements, consisting of: replacing the second floor balcony and stair railings, upgrading the exterior lighting, repairing the driveway and stairs, replacing fencing and bathroom windows with new, and repainting the exterior.)

**Review After Final approval is requested for a change in the material and design of stair handrails, relocation of a lamp post, and resurfacing the driveway and parking area with asphalt. Project was last reviewed on October 9, 2017.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****H. 1600 VILLA AVE**

Assessor's Parcel Number: ROW-1797  
Zone: Right of Way  
Application Number: PLN2019-00144  
Owner: City of Santa Barbara  
Applicant: Tricia Knight

(Proposal for a new small cell wireless facility on an existing wooden pole. Project consists of installation of a side mounted omnidirectional antenna at a height of 22 feet and a distance of 2'-6" from the pole. Also proposed is a pole mounted utility cabinet to be installed at a height of 14'-2".)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact finding.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**I. 2200 GARDEN ST**

Assessor's Parcel Number: ROW-540  
Zone: Right of Way  
Application Number: PLN2019-00145  
Owner: City of Santa Barbara  
Applicant: Tricia Knight

(Proposal for a new small cell wireless facility on an existing wooden pole. Project consists of installation of a side mounted omnidirectional antenna at a height of 32 feet and a distance of three feet from the pole. Also proposed is a pole mounted utility cabinet to be installed at a height of 16'-2" and strand mounted converters.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact finding.**