



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT AGENDA

#### MAY 20, 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, May 16, 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."*

### **REVIEW AFTER FINAL APPROVAL**

**A. 1220 & 1222 SAN ANDRES ST**  
Assessor's Parcel Number: 039-151-010  
Zone: R-M  
Application Number: PLN2016-00211  
Owner: Edward St. George  
Applicant: Interdisciplinary Architects

(Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNS 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include five 3-bedroom units, six 2-bedroom units, and one 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 996 square feet. The proposed density on this 29,291 square foot merged parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be fourteen uncovered and three covered parking spaces, for a total of 17 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196

cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.)

**Review After Final approval is requested for installing 15 Queen Palms in lieu of 15 Firewheel Trees.**

### **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **B. 211 W GUTIERREZ (COMMON AREA)**

Assessor's Parcel Number: 037-420-CA1  
 Zone: C-G  
 Application Number: PLN2018-00602  
 Owner: El Zoco HOA  
 Applicant: Peter McCorkle

(Proposal to remove four trees in the common area of a condominium development. Project proposes to removal of four Liquid Amber Trees, and to replace them with either three Fruitless Olives or three Japanese Maples. A Liquid Amber tree adjacent to a backflow preventer is not proposed to be replaced.)

**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 was last reviewed on February 13, 2019.**

### **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **C. 617 SUTTON AVE**

Assessor's Parcel Number: 037-062-005  
 Zone: R-M  
 Application Number: PLN2018-00684  
 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. Project was last reviewed on February 25, 2019.**

**CONTINUED ITEM: CONCEPT REVIEW****D. 1726 SAN ANDRES ST**

Assessor's Parcel Number: 043-191-017  
Zone: R-M  
Application Number: PLN2019-00188  
Applicant: Travis Hardy, Owner  
Designer: Dennis Story

(Proposal to abate various violations on a lot developed with two residential units. Project consists of the demolition of sheds encroaching into the setback, permitting the construction of a laundry enclosure at the rear of the back structure, and permitting a nonconforming parking arrangement which includes three parking spaces. Project will abate violations identified in enforcement case ENF2017-01196 and zoning information report ZIR2017-00454.)

**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, Outdoor Lighting Design Guidelines. Item was postponed on May 13, 2019.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 2217 OAK PARK LN**

Assessor's Parcel Number: 025-160-009  
Zone: R-M  
Application Number: PLN2018-00496  
Owner: Dawn Close Living Trust  
Applicant: Chris Cottrell

(Proposal to permit four uncovered parking space on a site developed with two residential units. Project consists of permitting the unpermitted demolition of a two-car garage, and the construction of four uncovered parking spaces. Project proposes to abate violations identified in enforcement case ENF2013-00959.)

**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 October 22, 2019.**