



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

AUGUST 19, 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
Mary Ternovskaya, 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) 564-5399 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, August 15, 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.

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: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1096 COAST VILLAGE RD
Assessor's Parcel Number: 009-221-006
Zone: C-1/SD-3
Application Number: PLN2019-00372
Owner: 1096 Old Coast Highway, LLC
Applicant: Cameron Stallybrass

(Proposal for lighting upgrades to the Bank of America. Project consists of replacing 14 exterior wall, parking lot, landscaping, and pathway lights with new fixtures, and installing an additional 10 fixtures along the street facing façade and walkways. No other changes to the structure are proposed.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Outdoor Lighting Design Guidelines.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 234 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-252-024

Zone: R-M

Application Number: PLN2019-00150

Owner: Santa Barbara Beachwalk Townhomes, LLC

Applicant: Kate Svensson

(Proposal to abate violations identified in enforcement case ENF2019-00126 by removing unpermitted fences and patio enclosures on two properties and constructing new 42" high, white, vinyl fencing, gates, and patio enclosures and a 6' high fence on the interior property line. Construct a new trash enclosure. Project requires a waiver by the Architectural Board of Review to allow private open yards to have 3'-6" high fences instead of the minimum 5' high fence in the front yard.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 2700 DE LA VINA ST**

Assessor's Parcel Number: 051-220-011

Zone: C-G/USS

Application Number: PLN2019-00261

Owner: Tom Gloy

Applicant: Hyun Bae Cho

(Proposal for alterations to an existing commercial structure. Project consists of a new driveway gate, a new pedestrian gate, and replacement of windows and an upper story deck.)

Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Upper State Street Design Guidelines.

REVIEW AFTER FINAL APPROVAL**D. 300 BLK W DE LA GUERRA ST**

Assessor's Parcel Number: ROW-001-942
Application Number: PLN2013-00292
Owner: City of Santa Barbara
Applicant: Laura Yanez
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De La Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

Review After Final Approval is requested for a change in material for the downstream temporary wall from concrete to gabion wall. Project was last reviewed on December 3, 2018.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 500 FOWLER RD**

Assessor's Parcel Number: 073-450-003
Zone: A-F/SD-3
Application Number: PLN2019-00370
Owner: City of Santa Barbara
Applicant: Leif Reynolds

(Proposal to install the fourth and final boarding bridge at the Santa Barbara Municipal Airport. Project consists of repair and maintenance to the existing bridge foundation, and installation of the previously approved passenger boarding bridge.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis.