



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

NOVEMBER 4, 2019

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

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, October 31, 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."

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 119 HARBOR WAY

Assessor's Parcel Number: 045-250-013
Zone: H-C/S-D-3,P-R/S-D-3
Application Number: PLN2019-00390
Owner: City of Santa Barbara
Applicant: Theresa Lawler

(Proposal for an increase in height for a fence used to screen the existing trash enclosure. Also proposed is an increase in height for the existing balcony railing located on the second floor of the Brophy Brother's building.)

Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Harbor Master Plan Design Guidelines. Project was last reviewed on August 26, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 536 W GUTIERREZ ST**

Assessor's Parcel Number: 037-180-025
Zone: R-MH
Application Number: PLN2019-00496
Owner: Martinez Family Trust
Darrell Martinez, Trustee
Applicant: Darrell Martinez

(Proposal for tree removal on multi-unit residential site. Project consists of the removal of three mature Liquid Amber trees and the installation of one Acer Palmatum. Project also proposes to clear a blocked drain.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 708 N ALISOS ST**

Assessor's Parcel Number: 031-124-021
Zone: R-2
Application Number: PLN2019-00393
Owner: Alejandro L. and Consuelo Castellanos
Applicant: Ricardo Castellanos

(Project consists of the demolition of a portion of an existing combined CMU wall and wood fence with an overall height of six foot. An approximate 3 foot 4 inch portion of the CMU wall would remain and due to the higher finished grade on the project site, an approximate 2 foot 8 inch wrought iron safety guardrail is proposed on top of the remaining CMU wall, which will result in an overall height of six (6) feet. Project will abate violations identified in enforcement case ENF2019-00142.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 2034 CLIFF DR**

Assessor's Parcel Number: 035-141-007
Zone: C-R
Application Number: PLN2019-00461
Owner: Levon Investments, LLC
Applicant: Paul Poirer

(Proposal for tenant improvements to an existing commercial structure. Project entails interior wall reconfigurations, installation of a new exterior ATM, new canopies, and the opening up of the south east wall and windows to install new folding glass doors. New outdoor furniture is also proposed.)

Project Design Approval and Final Approval are 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**E. 111 W MICHELTORENA ST**

Assessor's Parcel Number: 039-062-005
Zone: C-G
Application Number: PLN2019-00146
Owner: Laabs Investment, LLC
Applicant: Tricia Knight

(Proposal for minor alterations to an existing telecommunication site. Project consists of replacing three rooftop antennas as well as expand the existing decorative cupola to accommodate the new equipment.)

Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project requires a No Visual Impact finding.