



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT AGENDA

### NOVEMBER 18, 2019

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [ABRSecretary@SantaBarbaraCA.gov](mailto: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](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, November 14, 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: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

#### A. 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

(Proposal for alterations to an as-built wall and fence. Project consists of a partial demolition of the six foot tall CMU wall to three feet, four inches, and the installation of a two foot, eight inch wrought iron guardrail. A Minor Zoning Exception is required for this six foot high wall and fence within ten feet of the front property line. Project will abate violations identified in enforcement case ENF2019-00142.)

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

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 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.)

**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. Project was last reviewed on May 20, 2019.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 331 E VALERIO ST**

Assessor's Parcel Number: 027-121-011  
Zone: R-2  
Application Number: PLN2019-00507  
Owner: Carina LLC  
Applicant: CA Permits

(Proposal for replacement windows. Project consists of the replacement of 11 windows of various material with vinyl windows of the same size and location. No other exterior changes are proposed.)

**Project Design 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 28, 2019.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**D. 1209 COAST VILLAGE RD**  
Assessor's Parcel Number: 009-291-011  
Zone: C-1/SD-3  
Application Number: PLN2019-00487  
Owner: Charlotte L. Jackson Decedents Trust  
David M. Jackson, Trustee  
Applicant: Paul Poirier

(Proposal for a tenant improvement to an existing commercial space. Project entails an interior reconfiguration, a change in exterior colors, installation of exterior tiles and wood siding, change in roof tiles, and installation a metal awnings. No change in floor area is proposed.)

**Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Outdoor Lighting Design Guidelines. Project was last reviewed on November 11, 2019.**