



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT AGENDA

### DECEMBER 9, 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, December 5, 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. 402 E GUTIERREZ ST**  
Assessor's Parcel Number: 031-343-009  
Zone: M-I  
Application Number: PLN2018-00549  
Owner: Jaeger Laguna Industrial Partners  
Applicant: Anacapa Architecture

(Proposal for alterations to a site developed with non-residential structures. Project consists of demolishing unpermitted awnings and storage, permitting an HVAC unit, a new unpermitted window, removal of a tent structure, and re-installation of roll-up doors. Project also proposes a new trash enclosure. Project proposes to abate violations identified in enforcement case ENF2016-00069.)

**Review After Final Approval is requested for relocation of the approved trash enclosure. Project was last reviewed on January 7, 2019.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**B. 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 is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project requires a No Visual Impact Finding. Project was last reviewed on November 4, 2019.**

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

**C. 517 WENTWORTH AVE**  
Assessor's Parcel Number: 037-143-008  
Zone: R-M  
Application Number: PLN2019-00006  
Owner: Dario Pini  
Applicant: Mark Morando

(Proposal for alterations to an existing multi-unit residential site. The proposal includes removing unpermitted walls within the front house (Unit A), replace all windows, and add a new picket railing on the existing porch. Unpermitted walls within the rear house (Unit B) would be removed along with one bedroom window and an unpermitted laundry shed attached to the house. A new water heater shed would be added to Unit A and Unit B. Unpermitted plumbing would be removed from the garage and outside of Unit B. The unit above the garage (Unit C) is proposed to be removed, along with the upper floor, access stairs, and deck. Additionally, a second driveway and concrete driveway will also be removed and the public sidewalk will be repaired. The proposed project is to abate violations identified in enforcement case number ENF2018-00620.)

**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 21, 2019.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 100 FREDERIC LOPEZ RD**

Assessor's Parcel Number: 073-080-068  
Zone: SP6-AIA/A-I-1  
Application Number: PLN2019-00554  
Owner: City of Santa Barbara  
Applicant: Kenton Veeder

(Proposal for landscape alterations on a site developed for non-residential uses. Project consists of removing the existing turf landscaping and replace it with drought tolerant alternatives.)

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

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. EASTSIDE BICYCLE IMPROVEMENTS**

Assessor's Parcel Number: ROW-1025  
Application Number: PLN2019-00288  
Owner: City of Santa Barbara  
Applicant: Jessica Grant

(Proposal for bicycle centered improvements to the right of way of Alisos Street from Canon Perdido to Cacique Street. The project creates a new traffic-calmed, low stress bike boulevard through the neighborhood along Alisos Street, which parallels the Eastside's main commercial corridor along Milpas Street, providing cyclists with a safe, efficient alternative to riding along Milpas Street. The new bike boulevard connects to the Haley and Cota Streets On-Street/Class II Bike Lanes, and to Santa Barbara Junior High, Santa Barbara High School, and to the Downtown core. Also included in the project are sidewalk infill sections, curb ramps, and enhanced school crosswalks to Santa Barbara Junior High and Santa Barbara High School.)

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