



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
TUESDAY, FEBRUARY 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
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Cunningham (Items A-D), and Moore (Items A-E)
Staff present: Ozyilmaz

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 600 BLK OLIVE ST SEG ID 1479

Assessor's Parcel Number: ROW-001-479
Application Number: MST2018-00622
Applicant: Crown Castle/NG West, Inc.

(Proposal for a new utility cabinet. Project consists of the installation of a five-foot tall by two-foot wide utility cabinet in the public right of way. No antennas or poles are proposed in this scope of work.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on January 22, 2019.)

Project Design Approval and Final Approval with the condition that the proposed cabinets are to be olive green in color.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 3516 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-313-011
Application Number: MST2018-00667
Owner: John and Toni Friese
Agent: Troy White

(Proposal for a tenant improvement to an existing commercial structure in preparation for a new Commercial Cannabis storefront. Project consists of removing a faux mansard roof parapet, rear window, the installation of a wood slat canopy, rooftop equipment and screening, new lighting fixtures, and a new trash enclosure to the rear of the structure. Project also includes restriping the existing parking lot to include one Americans with Disability Act (ADA) compliant space, and the installation of landscaping adjacent to the sidewalk. No new floor area is proposed.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Upper State Street Design Guidelines, Outdoor Light Design Guidelines.)

Continue one week with comments:

1. Return with a color palette that is compatible with the adjacent structure.
2. Review Upper State Street Design Guidelines and return with supporting materials to show how the project complies.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 2700 MIRADERO DR (HOA)****R-2 Zone**

Assessor's Parcel Number: 051-520-044
Application Number: MST2018-00515
Owner: Villa Miradero North Home
Applicant: Chris Cottrell

(Proposal to remove five Canary Island Pine and six Ficus Benjamina trees within a condominium development. Project proposes to replace the removed trees with two Fruitless Olives, three Pittosporum Undulatum, five Arbutus Marina, and three Cotinus Coggygria.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on December 3, 2018.)

Project Design Approval and Final Approval with the condition that only one *Ficus Benjamina* is to be removed.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 417 E ORTEGA ST****R-M Zone**

Assessor's Parcel Number: 031-092-022
 Application Number: MST2019-00027
 Owner: Presidio Park, LP
 Applicant: Four Seasons Landscaping

(Proposal for the removal of 19 trees from a multi-unit residential complex. Project consists of the removal of 19 over-pruned Lemon Gum Eucalyptus, and replace them with 19 Montezuma Cypress. Project proposes to abate violations identified in enforcement case ENF2018-00776.)

(Project Design Approval Final Approval is requested. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Upper State Street Design Guidelines, Outdoor Light Design Guidelines. Project was last reviewed on January 28, 2019.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL**E. 2904 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015
 Application Number: MST2017-00630
 Owner: Housing Authority of the City of Santa Barbara
 Applicant: Hector Torres & Dwight Gregory

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, a portion of the structure to be re-roofed with a green roof, replacing all windows and doors, repainting the exterior, removing wood siding and replacing with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space. Review After Final is required for a Minor Zoning Exception to locate the trash enclosure within the rear interior setback.)

(Request for Review After Final Approval for the relocation of the trash enclosure into the interior setback. Project requires findings for a Minor Zoning Exception. Project was last reviewed on June 4, 2018.)

Approval of Review After Final with comments:

1. The following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;
 - d. The improvement will be compatible with the existing development and character of the neighborhood; and
 - e. The granting of such exception for the existing fence and landscape screening to adjacent neighbors will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
 - f. The proposed waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.