



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
FEBRUARY 25, 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: Moore (Items A-H) and Cunningham (Items A-C; and Items E-H)
Staff present: Ozyilmaz

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 3516 STATE ST

C-G/USS Zone

Assessor's Parcel Number: 053-313-011
Application Number: MST2018-00667
Owner: John and Toni Frieze
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, and rear window, and 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 Lighting Design Guidelines. Project was last reviewed on February 19, 2019.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**B. 20 E LOS OLIVOS ST****RS-15 Zone**

Assessor's Parcel Number: 025-242-004
 Application Number: MST2015-00533
 Owner: Tiziana & Valerio De Angelis
 Architect: Kent Mixon

(Proposal for exterior alterations to an existing 4,130 square foot duplex. The project includes new pedestrian and driveway gates, a small roof extension over the front door, enlargement of existing terraces and new terraces, door and window changes, landscape and hardscape changes, new gutters and downspouts, and new garage doors. There will be no new floor area constructed on this 10,259 square foot parcel within the Mission Area Special Design District.)

(Request for Review After Final approval for changes to driveway material. Project was last reviewed on February 13, 2017.)

Approval of Review After Final as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 819 REDDICK ST****M-I Zone**

Assessor's Parcel Number: 031-303-024
 Application Number: MST2018-00681
 Owner: Reddick Property Investments, LLC
 Applicant: Laurel Perez
 Architect: Ken Dickson
 Engineer: John Maloney

(Proposal for improvements to an existing commercial building (cannabis) with ballistic glass and frame at the door and window of the lobby, and alterations to the path of travel including a new concrete slab, gate protected entry, permeable pavers to match existing, removal of an existing planting area, and handicap parking space.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines.)

Public Comment:

The following individual spoke:

1. Jose Arturo in opposition

Continue indefinitely with comments:

1. Consult with the City Arborist to incorporate one (1) street tree.
2. The proposed landscaping is appropriate.
3. The proposed doors and windows are acceptable.
4. The proposed ADA access gate is acceptable.
5. Return with options for the window form that better simulates a natural window condition.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 217 STEARNS WHARF C****HC/SD-3 Zone**

Assessor's Parcel Number: 033-120-022
Application Number: MST2019-00035
Owner: City of Santa Barbara
Applicant: Neil Bruskin

(Proposal for a new roof mounted A/C unit on an existing commercial building. Project site is located within the permitting jurisdiction of the California Coastal Commission.)

(Project Design Approval and Final Approval is requested. Project requires compliance with Project Compatibility Analysis as well as the following guidelines: Waterfront Design Guidelines. Project was last reviewed on February 11, 2019.)

Project Design Approval and Final Approval as submitted.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 100 BLK OCEANO AVE 2307 SEG ID**

Assessor's Parcel Number: ROW-002-307
Application Number: MST2019-00021
Applicant: Jerry Ambrose

(Proposal for a new small cell telecommunication site. Project consists of the installation of a new side-mounted omni-directional antenna to be installed 30 feet high on an existing utility pole. A new pole mounted equipment cabinet is also proposed as part of this scope of work.)

(Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact Finding. Project was last reviewed on February 4, 2019.)

Project Design Approval and Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**F. 100 BLK LOMA ALTA DR. 2284 SEG ID**

Assessor's Parcel Number: ROW-002-284
Application Number: MST2019-00020
Applicant: Jerry Ambrose

(Proposal for a new small cell telecommunication site. Project consists of the replacement of an existing 35-foot tall utility pole with a 40-foot tall utility pole and the installation of a steel arm mounting bracket. The bracket will hold one omni-directional canister antenna. A new utility cabinet will be installed at a height of 12 feet to house radio units for the new antenna.)

(Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact finding.)

Project Design Approval and Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**G. 600 BLK W DE LA GUERRA ST 2087 SEG ID**

Assessor's Parcel Number: ROW-002-087
 Application Number: MST2018-00655
 Engineer: Synergy
 Applicant: New Cingular Wireless

(Proposal for a new small cell telecommunication site. Project consists of the replacement of an existing 24-foot tall utility pole with a 29-foot tall utility pole and the installation of a steel arm mounting bracket. The bracket will hold one omni-directional canister antenna and a surge protector. New power risers are also proposed to be installed along the length of the new pole.)

(Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact Finding.)

Item postponed indefinitely.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**H. 617 SUTTON AVE****R-M Zone**

Assessor's Parcel Number: 037-062-005
 Application Number: MST2018-00684
 Owner: Parma Properties, LLC
 Applicant: Mark Morando

(Proposal for the remodel of two residential units. Project consist of internal work on Unit 'B' and a façade remodel for Unit 'A' including new windows, front door, and new brick detailing at front porch. A six foot fence is also proposed in the side yard of the front Unit 'A'. Project proposes to abate violations identified in enforcement case ENF2018-00854.)

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

Continue indefinitely with comments:

1. The proposed colors, windows, and doors are acceptable.
2. Study relocating the alarm sign above the door.
3. Provide a landscape plan.