



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF**  
**REVIEW**  
**CONSENT MINUTES**  
**MAY 13, 2019**

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

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**ATTENDANCE**

Members present: Cunningham (Item A) and Moore (Item B)  
Staff present: Ozyilmaz

**FINAL APPROVAL**

**A. 3855 STATE ST**  
Assessor's Parcel Number: 051-010-010  
Zone: C-G/USS  
Application Number: PLN2018-00436  
Owner: Macerich La Cumbre LLC  
Agent: Sam Masterson  
Applicant: Darin Eng

(Proposal for a tenant improvement to an existing commercial use. Project consists of a multiple elevation remodel of an existing grocery store in preparation for occupation by Bristol Farms. Alterations include new stucco, stone, paint, and tile roofing, relocation of entry doors, and the installation of new storefront windows. An increase in height from 25 feet to 37 feet is proposed as part of the façade remodel.)

**Final approval is requested. Project requires Substantial Conformance with those plans granted Project Design Approval on April 8, 2019. Project was last reviewed on May 6, 2019.**

**Final Approval as submitted.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 400 W PUEBLO ST**

Assessor's Parcel Number: 025-100-001  
Zone: SP8-H  
Application Number: PLN2018-00120  
Owner: Cottage Health  
Architect: Cearnal Collective LLP  
Architect: PMSM Architects

(Proposal for a seismic retrofit and new garden on the existing Cottage Hospital site. Project consists of seismic upgrades for the existing 1964 south wing including new concrete shear walls, footing and piles systems, bucking retrained braces, and various interior carbon fiber overlays for seismic support. Included in the scope of work is the demolition of the eastern parking lot and porte-cochere, installation of a new backflow device, and the construction of two new staff gardens, areas for art installations, and 415 feet of perimeter fencing to match the existing on site.)

**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 April 8, 2019.**

**Project Design Approval and Final Approval as submitted.**

**NEW ITEM****C. 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 requires Staff Hearing Officer review for a Parking Modification. Project will abate violations identified in enforcement case ENF2017-01196 and zoning information report ZIR2017-00454.)

**Item postponed to the May 20th, 2019 agenda at the applicant's request.**