



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### CONSENT MINUTES AUGUST 19, 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: Olson, Six, and Cunningham  
Staff present: Ozyilmaz

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

**A. 1096 COAST VILLAGE RD**  
Assessor's Parcel Number: 009-221-006  
Zone: C-1/SD-3  
Application Number: PLN2019-00372  
Owner: 1096 Old Coast Highway, LLC  
Applicant: Cameron SALLYBRASS

(Proposal for lighting upgrades to the Bank of America. Project consists of replacing 14 exterior wall, parking lot, landscaping, and pathway lights with new fixtures, and installing an additional 10 fixtures along the street facing façade and walkways. No other changes to the structure are proposed.)

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

#### **Continue indefinitely with comments:**

1. Prepare architectural drawings of how the lighting will look on the structure, including accurate locations.
2. Explore using less utilitarian fixtures for this Spanish-style structure.
3. Provide reference sections and details.
4. Wall mounted fixtures shall be semi-recessed.
5. Applicant shall not have an exposed conduit.
6. Provide photographs of existing landscaping.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 234 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-252-024

Zone: R-M

Application Number: PLN2019-00150

Owner: Santa Barbara Beachwalk Townhomes, LLC

Applicant: Kate Svensson

(Proposal to abate violations identified in enforcement case ENF2019-00126 by removing unpermitted fences and patio enclosures on two properties and constructing new 42" high, white, vinyl fencing, gates, and patio enclosures and a 6' high fence on the interior property line. Construct a new trash enclosure. Project requires a waiver by the Architectural Board of Review to allow private open yards to have 3'-6" high fences instead of the minimum 5' high fence in the front yard.)

**Project Design 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 with conditions:**

1. The Board grants the waiver to allow private open yards to have 3'-6" high fences instead of the minimum 5' high fence in the front yard.
2. Consider exploring a more sturdy material for the trash enclosure.
3. The plantings on the patios and in the parking lot shall be protected, or replaced if destroyed.
4. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
  - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - e. The design of the project responds appropriately to established scenic public vistas.
  - f. The project includes an appropriate amount of open space and landscaping.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 2700 DE LA VINA ST**

Assessor's Parcel Number: 051-220-011  
Zone: C-G/USS  
Application Number: PLN2019-00261  
Owner: Tom Gloy  
Applicant: Hyun Bae Cho

(Proposal for alterations to an existing commercial structure. Project consists of a new driveway gate, a new pedestrian gate, and replacement of windows and an upper story deck.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Upper State Street Design Guidelines.**

**Project Design Approval and Final Approval with conditions:**

1. The wood shall be dark brown to match existing
2. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements.
  - b. The project's design is consistent with the Urban Design Guidelines and Upper State Street Design Guidelines.
  - c. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
  - d. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
  - e. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - f. The design of the project responds appropriately to established scenic public vistas.
  - g. The project includes an appropriate amount of open space and landscaping.
3. The window colors shall match the existing window colors.
4. The gates are to have a flat plate behind the vertical members which shall be proportional to the vertical members.

**REVIEW AFTER FINAL APPROVAL****D. 300 BLK W DE LA GUERRA ST**

Assessor's Parcel Number: ROW-001-942  
Application Number: PLN2013-00292  
Owner: City of Santa Barbara  
Applicant: Laura Yanez  
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the De La Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

**Review After Final Approval is requested for a change in material for the downstream temporary wall from concrete to gabion wall. Project was last reviewed on December 3, 2018.**

**Approval of Review After Final of the rip-rap solution for flood control in lieu of the gabion wall.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 500 FOWLER RD**

Assessor's Parcel Number: 073-450-003  
Zone: A-F/SD-3  
Application Number: PLN2019-00370  
Owner: City of Santa Barbara  
Applicant: Leif Reynolds

(Proposal to install the fourth and final boarding bridge at the Santa Barbara Municipal Airport. Project consists of repair and maintenance to the existing bridge foundation, and installation of the previously approved passenger boarding bridge.)

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

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