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 Stallybrass

(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.