



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF**  
**REVIEW**  
**CONSENT MINUTES**  
**OCTOBER 28, 2019**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Kevin Moore, *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:           Watkins and Cunningham  
Staff present:                Ozyilmaz

**REVIEW AFTER FINAL APPROVAL**

**A.           819 REDDICK ST**  
Assessor's Parcel Number: 031-303-024  
Zone: M-I  
Application Number: PLN2018-00681  
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.)

**Approval for Review After Final is requested for the removal of a mature Chinese Flame Tree in the existing parking lot. A waiver for an alternative landscape design is requested. Project was last reviewed on March 11, 2019.**

Public Comment:

The following individual spoke:

1. Anna Marie Gott, opposed.

Correspondence from Anna Marie Gott was acknowledged.

**Approval of Review After Final with conditions:**

1. Expand the planter around the existing tree that will be removed and replace the tree with a 15 gallon tree of the same species.
2. Install a second additional Chinese Flame Tree in the planter adjacent to the accessible parking space and access aisle.

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

**B. 331 E VALERIO ST**

Assessor's Parcel Number: 027-121-011  
 Zone: R-2  
 Application Number: PLN2019-00507  
 Owner: Carina LLC  
 Applicant: CA Permits

(Proposal for replacement windows. Project consists of the replacement of 11 windows of various material with vinyl windows of the same size and location. No other exterior changes are proposed.)

**Project Design 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. Provide photographs of the types of windows in the neighborhood.
2. Provide clearer photographs of the existing window conditions.
3. Provide typical window detail.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**C. 420 E CARRILLO ST**

Assessor's Parcel Number: 029-302-028  
 Zone: C-G  
 Application Number: PLN2019-00057  
 Owner: QCI 420 Carrillo LLC  
 Applicant: Anacapa Architecture

(Proposal for a façade remodel and non-residential addition to an existing commercial structure. Project consists of repainting the existing exterior brick and installation of wood cladding to existing architectural features. The project also includes a new elevator shaft to improve access to the second floor, new railings and stairs, and new rooftop equipment. Also proposed is a reconfiguration of the parking lot, and installation of new landscaping at the upper and lower parking lots. Project proposes to reallocate square footages to exclude existing mechanical equipment rooms and add 85 square feet of net new non-residential floor area.)

**Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on October 21, 2019.**

Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott, opposed.

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

1. The brick panels between the concrete pilasters over the lower parking bay shall be painted Sparrow as noted on the submitted 11' by 17" final color schemes.
2. The color scheme is approved as submitted.
3. The eaves shall be constructed and painted as drawn on the submitted 11' by 17" final color schemes.
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. The color scheme as proposed blends in nicely with neighborhood and there are no dramatic changes in massing, the wood is natural and authentic, and the brick continues to be expressed.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. The elevator tower is necessary and appropriate.
  - d. There are no adjacent Landmarks or other nearby designated historic resources.
  - e. There are no established scenic public vistas affected.
  - f. The project includes an appropriate amount of open space and landscaping. The landscaping is nicely developed and well thought out. The project maintains existing landscaping and introduces new planters to the site. The metal green screen is a nice addition to the structure.