



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING FOR
CONSENT MINUTES
NOVEMBER 11, 2019

3:00 P.M.*
Fishbowl Conference Room
630 Garden Street
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

ATTENDANCE

Members present: Watkins
Staff present: Ozyilmaz

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1722 DE LA VINA ST
Assessor's Parcel Number: 027-092-021
Zone: R-MH
Application Number: PLN2019-00509
Owner: Lyda Clough
Applicant: Paul Sicat

(Proposal for a new emergency access staircase and like-for-like repair of fire damage to a multi-unit building. Project consists of the reconstruction of a fire damaged stair, a portion of carport, and installation of fire exit door, in place of an existing window, on the southern elevation of the two story structure.)

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 the condition that the second story window shall be noted as tempered on Sheet A1.1.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 2034 CLIFF DR**

Assessor's Parcel Number: 035-141-007
Zone: C-R
Application Number: PLN2019-00461
Owner: Levon Investments, LLC
Applicant: Paul Poirer

(Proposal for tenant improvements to an existing commercial structure. Project entails interior wall reconfigurations, installation of a new exterior ATM, new canopies. New outdoor furniture is also proposed.)

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 November 4, 2019.

Project Design Approval and Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 1209 COAST VILLAGE RD**

Assessor's Parcel Number: 009-291-011
Zone: C-1/SD-3
Application Number: PLN2019-00487
Owner: Charlotte L. Jackson Decedents Trust
David M. Jackson, Trustee
Applicant: Paul Poirier

(Proposal for a tenant improvement to an existing commercial space. Project entails an interior reconfiguration, a change in exterior colors, installation of exterior tiles, and installation of a metal awning. No change in floor area is 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. Provide detail of the tile plane transitions.
2. Provide a warmer monochromatic grey option for the tile roofing.
3. Provide further evidence of precedence for the metal awnings.
4. Provide metal awning details.
5. The tables and chairs are acceptable as proposed.
6. The approval of the wood siding will be dependent on the requested details.

NEW ITEM: CONCEPT REVIEW**D. 100 ADAMS RD**

Assessor's Parcel Number: 073-450-003
Zone: A-F/SD-3
Application Number: PLN2019-00441
Owner: City of Santa Barbara
Applicant: Patsy Price

(Proposal for a new masonry flood wall in the Appeal Jurisdiction of the Coastal Zone. Project entails replacing an existing chain link fence around the perimeter of the District facilities with a new 3-foot high reinforced masonry flood wall. Proposed wall to be installed with 3-foot iron posts with "spear tops" to serve as security fencing. The combined height of the wall and posts is 6 feet. Vehicular and pedestrian gate entrances to the site will be fitted for removable metal flood walls.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis.

Continue indefinitely to the Planning Commission with comments:

1. The project is supportable.
2. The proposed floodwall is acceptable, as it is understood as simplifying the operation of the facility.
3. The material and color is acceptable.
4. Reevaluate the wrought iron portion of the proposed floodwall.
5. The design as currently proposed is a bit harsh, and it is unclear how the final product will appear at the wrought iron to the top of the Concrete Masonry Unit (CMU) condition.
6. Clarify how the top of the open celled CMU blocks will be closed.
7. 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. The height and scale of the proposed site wall is appropriate. The material is appropriate for the neighborhood in that it is located in an industrial part of town.
 - 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.