



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF**  
**REVIEW**  
**CONSENT MINUTES**  
**NOVEMBER 18, 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

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

**A.       708 N ALISOS ST**  
Assessor's Parcel Number: 031-124-021  
Zone: R-2  
Application Number: PLN2019-00393  
Owner: Alejandro L. and Consuelo Castellanos  
Applicant: Ricardo Castellanos

(Proposal for alterations to an as-built wall and fence. Project consists of a partial demolition of the six foot tall CMU wall to three feet, four inches, and the installation of a two foot, eight inch wrought iron guardrail. A Minor Zoning Exception is required for this six foot high wall and fence within ten feet of the front property line. Project will abate violations identified in enforcement case ENF2019-00142.)

**Project Design Approval 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 new Concrete Masonry Unit (CMU) wall shall be painted to match the existing wall.
2. The Board finds that the following Minor Zoning Exception criteria have been met:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood; and
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
  - d. The improvement will be compatible with the existing development and character of the neighborhood; and
  - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles, as confirmed by Transportation staff.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 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 will abate violations identified in enforcement case ENF2017-01196 and zoning information report ZIR2017-00454.)

**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 May 20, 2019.**

**Project Design Approval and Final Approval with comment that the tandem parking arrangement is supportable as proposed.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 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. Project was last reviewed on October 28, 2019.**

**Continue indefinitely with comments:**

1. Return with a detail for the exterior conditions of the retrofit windows.
2. Return with a proposed exterior color which compliments the white window frames.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**D. 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 wood siding, change in roof tiles, and installation a metal awnings. 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. Project was last reviewed on November 11, 2019.**

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

1. The half wall adjacent to the patio and the front entrance shall be painted to match the wainscoting of the rest of the building.
2. The wood siding is approvable on the inside of the patio wall but not on the outside.
3. Note the color change on Sheet A3.1.