



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
DECEMBER 2, 2019

1:00 P.M.
David Gebhard Public Meeting 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: Cunningham and Watkins
Staff present: Ozyilmaz

REVIEW AFTER FINAL APPROVAL

A. 2217 OAK PARK LN
Assessor's Parcel Number: 025-160-009
Zone: R-M
Application Number: PLN2018-00496
Owner: Dawn Close
Applicant: Chris Cottrell

(Proposal for a Review After Final for a Minor Zoning Exception for a hedge to exceed the 8 foot height allowed by code. Previous approvals for the site consist of permitting the unpermitted demolition of a two-car garage, and the construction of four uncovered parking spaces. Project proposes to abate violations identified in enforcement case ENF2013-00959.)

Review After Final Approval is requested for an over-height hedge. Project requires a Minor Zoning Exception and was last reviewed on May 20, 2019.

Approval of Review After Final with comments:

1. The hedges maintain privacy in the neighborhood and does not pose any safety impacts.
2. 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;
 - 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.
 - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operations of motor vehicles.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 134 S MILPAS ST
 Assessor's Parcel Number: 017-203-013
 Zone: C-2/SD-3
 Application Number: PLN2019-00523
 Owner: Aied M. Abdullatif
 Applicant: Christina Hall

(Proposal for a change of color for an existing gas station. Project entails painting the canopy Hopsack (beige), and the bollards, platforms, railings, and monument sign Web Gray.)

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

Project Design Approval and Final Approval as submitted.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 415 W PADRE ST
 Assessor's Parcel Number: 025-291-014
 Zone: R-MH
 Application Number: PLN2019-00347
 Owner: Islay Investments
 Applicant: Larry Clark

(Proposal for alterations to two existing trash enclosures serving a multi-unit residential site. The proposed alterations would include minor changes to the configuration of the enclosures to accommodate green waste, recycling, and trash containers. A Minor Zoning Exception is required for alterations to the trash enclosures within the interior setback.)

Project Design and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project requires a Minor Zoning Exception.

Project Design Approval and Final Approval with comments:

1. The color shall match the existing structure.
2. 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;
 - b. The improvements are sited such that they minimize impact next to abutting properties as the project improves the existing conditions;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines and nothing is being proposed that would affect these considerations; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood because there are already existing trash enclosures in this location; and
 - e. The waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards as the applicant is replacing existing damaged trash enclosures in the same location.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 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 are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on November 18, 2019.

Continue indefinitely with comments:

1. Use Marina Grey paint color for the body of the structure is acceptable.
2. Provide a construction detail for the installation of the vinyl retrofit into the existing openings. The detail shall include head, jam, and sill conditions (dimensions) for the existing retrofit.
3. The variation in window profile shall not exceed $\frac{1}{4}$ of an inch.