



City of Santa Barbara
ARCHITECTURAL BOARD OF
REVIEW
CONSENT MINUTES
MARCH 2, 2020

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
David Black
Bob Cunningham
Leon A. Olson
David R. Watkins
Dennis Whelan

CITY COUNCIL LIAISON:

Cathy Murillo

PLANNING COMMISSION LIAISON:

Roxana Bonderson

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Ozyilmaz, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Black and Olson
Staff present: Ozyilmaz

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A.[**430 E ANAPAMU ST**](#)
Assessor's Parcel Number: 029-173-008
Zone: R-M
Application Number: PLN2020-00029
Owner: Arthur T. Lopez
Applicant: Andrew Roteman

(Proposal for an unpermitted fence and wall parallel to the front property line. Project entails legalizing a 1'-6" retaining wall on the front property line, a 2'-0" retaining wall located 4'-6" behind the front wall with a 4'-0" fence on top. The combined height of the walls and fence is 7'-6". Project proposes to abate violations identified in enforcement case ENF2016-01504 and will require a Minor Zoning Exception for relief from fence height standards.)

Project Design Approval and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines.

Public Comment:

Correspondence from Richard Closson was acknowledged.

Project Design Approval and Final Approval with conditions:

1. Applicant to return for Review After Final on Consent with a planting plan for the space between the site walls with the intent of mitigating the visual impact of the fence and walls.
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 operation of motor vehicles.

REVIEW AFTER FINAL APPROVAL**B. 3714 STATE ST**

Assessor's Parcel Number: 053-300-040
 Application Number: PLN2012-00443
 Owner: KW Fund V-Sandman, LLC
 Agent: John Schuck and Troy White
 Applicant: Kenneth Marshall
 Architect: Brian Cearnal
 Landscape Architect: Martha Degasis

(Revision to the previously approved mixed-use development at the Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel (Sandman Inn) and restaurant.)

Review After Final Approval is requested for utility screening including enhanced landscaping, site walls, and screens. Project was last reviewed on February 24, 2020.

Approval of Review After Final with the comment that the clouded option is the preferred finish.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 733 E ANAPAMU ST**

Assessor's Parcel Number: 029-150-020
 Zone: R-M
 Application Number: PLN2019-00516
 Owner: Alisos Investment Company
 Applicant: Leonel Arjon

(Proposal for landscaping and draining improvements on a site developed with ten apartment units located within two buildings and associated covered and uncovered parking. Project entails replacing existing plantings with drought tolerant species, resurfacing existing walkways, and improvements to on-site drainage. Proposed grading totals 9 cubic yards of cut and 4 cubic yards of fill.)

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 as submitted.

FINAL APPROVAL

D. 11 ANACAPA ST

Assessor's Parcel Number: 033-112-010
Zone: OC/SD-3
Application Number: PLN2017-00009
Owner: Hannah Beachside LLC
Applicant: Ed DeVicente
Architect: Henry Lenny

(Proposal for a commercial remodel of an existing structure. Project consists of remodeling and adaptive re-use of the existing 11,201 net square foot warehouse building located at 11 Anacapa Street. The project includes conversion of 2,500 net square feet to a restaurant use with 1,834 square-foot outdoor dining patio, conversion of 1,291 net square feet to retail, demolition of 1,310 net square feet of second floor area, a parking lot reconfiguration and accessibility improvements, and a new trash enclosure and transformer.)

Final Approval is requested. Project plans require substantial conformance with the plans granted Project Design approval on February 24, 2020.

Public Comment:

The following individual(s) spoke:

1. Will Rehling, on the behalf of Accessible Santa Barbara.

Final Approval with conditions:

1. Provide sizes for the two proposed street trees, with species to be determined by the Street Tree Advisory Committee.
2. Remove reference to the self-parking kiosk which is no longer a part of this project.