



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT MINUTES APRIL 22, 2019

1:00 P.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Wm. Howard Wittausch, *Vice 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: Wittausch and Cunningham

Staff present: Ozyilmaz

NEW ITEM: CONCEPT REVIEW

- A. 813 E CARRILLO ST**
Assessor's Parcel Number: 029-251-028
Zone: R-M
Application Number: PLN2019-00140
Owner: Housing Authority of the City of Santa Barbara
Applicant: Dale Aazam

(Proposal for an over-height retaining wall and fence on a site with an approved 17 unit affordable housing project. Prior approvals on site include a 17 unit, two- and three-story structure including a 589 square foot community center, 387 square foot, two-story manager's unit with attached one-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. The current application is for a retaining wall with a maximum height of 7'-1" with an additional 6'-0" foot tall fence on top, running the length of the north and east property lines.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines.

Continue indefinitely to the Staff Hearing Officer with the following comments:

1. The retaining wall is appropriate.
2. Applicant is to use the scalloped detailing of the existing fence in their design.
3. 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.
 - d. There are no adjacent Landmarks or other nearby designated historic resources.
 - e. The fence was recessed into the property far enough that it does not affect public vistas.
 - f. Open space and landscaping were nicely done and well provided.
4. Administrative approval is acceptable for the design of the fence following the Staff Hearing Officer Approval.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1400 BLK TUNNEL RD**

Assessor's Parcel Number: 153-270-009
Zone: COUNTY
Application Number: PLN2019-00117
Owner: City of Santa Barbara
Applicant: Rubi Rajbanshi

(Proposal to rehabilitate the Tunnel Road City pump station. Project consists of reroofing the existing equipment shed with a standing seam metal roof, and painting the existing water tank. No change in capacity is proposed.)

Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on April 8, 2019.

Item postponed one week due to the applicant's absence.

REVIEW AFTER FINAL APPROVAL**C. 3760 STATE ST**

Assessor's Parcel Number: 053-300-033
Zone: C-G/O-R/USS
Application Number: PLN2016-00384
Owner: Gwen Griffin Santa Barbara LLC
Applicant: Earthform Design

(Proposal for parking lot landscape alterations. The proposal includes the replacement of 17, 18' tall mature Ficus benjamina trees with 36" box trees. The new trees will be either Metrosideros excels "New Zealand Christmas Tree," Arbutus marina "Strawberry Tree," Stenocarpus sinuatus "Firewheel Tree," or Quercus Virginiana "Southern Live Oak." The existing trees present potential liability due to roots, and maintenance issues. The new trees will be more waterwise than the existing.)

Review After Final to include the six trees closest to State Street in Phase 1 of the project. Project was last reviewed on September 12, 2016.

Approval of Review After Final as submitted.

NEW ITEM: PROJECT DESIGN AND FINAL APPROVAL**D. 826 DE LA VINA ST**

Assessor's Parcel Number: 037-042-001
Zone: C-G
Application Number: PLN2019-00112
Owner: Gold Lab, LLC
Applicant: Jarrett Gorin
Designer: Michael Ober

(Proposal to reconfigure an existing commercial parking lot to provide two additional parking spaces. Some landscaping will be removed and a new landscaping will be added. The new paving will be permeable to match the existing parking lot material. No additions or alterations are proposed to the building.)

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 Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL**E. 2034 CLIFF DR**

Assessor's Parcel Number: 035-141-007
Zone: C-R
Application Number: PLN2017-00688
Owner: Levon Investments, LLC
Architect: Paul Poirier & Associates Architects

(Approved project was for the remodel of an existing commercial building. Approved project consists of an exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

Review After Final approval is requested for infilling a previously approved window with a wall. Project was last reviewed on August 13, 2018.

Approval of Review After Final with the comment that the applicant is to provide a grouping of pots of varying widths and heights, with at least one pot that is 24 inches in diameter at the east entrance buttress column.

REVIEW AFTER FINAL APPROVAL**F. 100 N LA CUMBRE RD**

Assessor's Parcel Number: 057-240-012
Zone: R-M/USS
Application Number: PLN2017-00631
Owner: Housing Authority of the City of Santa Barbara
Applicant: Dwight Gregory

(Proposal for minor repairs and improvements, consisting of: replacing the second floor balcony and stair railings, upgrading the exterior lighting, repairing the driveway and stairs, replacing fencing and bathroom windows with new, and repainting the exterior.)

Review After Final approval is requested for a change in the material and design of stair handrails, relocation of a lamp post, and resurfacing the driveway and parking area with asphalt. Project was last reviewed on October 9, 2017.

Approval of Review After Final with comments:

1. The stair railings and carriages are to be painted to match the bronze anodized window frames.
2. Applicant to submit the manufacturer's cut-sheet for the lamppost.
3. The lamppost should match the other approved light fixtures on the site.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**H. 1600 VILLA AVE**

Assessor's Parcel Number: ROW-1797
Zone: Right of Way
Application Number: PLN2019-00144
Owner: City of Santa Barbara
Applicant: Tricia Knight

(Proposal for a new small cell wireless facility on an existing wooden pole. Project consists of installation of a side mounted omnidirectional antenna at a height of 22 feet and a distance of 2'-6" from the pole. Also proposed is a pole mounted utility cabinet to be installed at a height of 14'-2".)

Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact finding.

Item withdrawn from the Design Review process at the applicant's request.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**I. 2200 GARDEN ST**

Assessor's Parcel Number: ROW-540
Zone: Right of Way
Application Number: PLN2019-00145
Owner: City of Santa Barbara
Applicant: Tricia Knight

(Proposal for a new small cell wireless facility on an existing wooden pole. Project consists of installation of a side mounted omnidirectional antenna at a height of 32 feet and a distance of three feet from the pole. Also proposed is a pole mounted utility cabinet to be installed at a height of 16'-2" and strand mounted converters.)

Project Design and Final approval is requested. Project requires compliance with the Project Compatibility Analysis and a No Visual Impact finding.

Item withdrawn from the Design Review process at the applicant's request.