



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, June 2, 2014

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

BOARD MEMBERS:

PAUL ZINK, *Chair*
KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT

PLANNING COMMISSION LIAISON (Alternate):

JOHN CAMPANELLA

STAFF:

JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Kirk Gradin.

Staff present: Susan Gantz.

ABR - FINAL REVIEW

A. 122 S VOLUNTARIO ST

R-2 Zone

Assessor's Parcel Number: 017-213-011
Application Number: MST2014-00047
Owner: Jane Barrett
Architect: Eric Swenumson

(Proposal for a new two-story 3,006 square foot duplex at the rear of a lot, a new three-car carport, and three uncovered parking spaces. A total of 3,252 square feet of new impermeable surfaces is proposed. The existing 985 square foot one-story single-family residence will remain at the front of the lot.)

Present: Eric Swenumson, Architect; and Erin Carroll, Landscape Architect.

Final Approval as submitted.

ABR - FINAL REVIEW**B. 128 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

Present: James McDonald, Owner.

Final Approval with the condition that a revised set of plans shall return to ABR staff prior to submittal for a Building Permit.

ABR - REVIEW AFTER FINAL**C. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Review After Final to add 32 new rooftop photovoltaic solar panels and metal screening.)

Present: Joe Andrulaitis, Architect.

Final Approval of Review After Final.

**** CONSENT REVIEW ADJOURNED AT 2:05 P.M. ****