



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, September 9, 2013      630 Garden Street: David Gebhard Public Meeting Room      1:00 P.M.**

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**BOARD MEMBERS:**      PAUL ZINK, *Chair*  
                                    KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)  
                                    THIEP CUNG  
                                    SCOTT HOPKINS  
                                    GARY MOSEL  
                                    STEPHANIE POOLE (Consent Calendar Representative)  
                                    WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      ADDISON THOMPSON

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                    TONY BOUGHMAN, Planning Technician  
                    KATHLEEN GOO, Commission Secretary

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Representatives present:      Kirk Gradin.  
Staff present:      Tony Boughman.

#### **ABR - NEW ITEM**

**A.      3892 STATE ST      C-2/SD-2 Zone**

Assessor's Parcel Number:      057-240-045  
Application Number:      MST2013-00360  
Owner:      Wilson Wu  
Applicant:      Josephine Wu

(Proposal to replace a section of the existing storefront system on the ground floor of an existing office building.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval as noted and detailed on the plans.**

**ABR - NEW ITEM****B. 531 W ORTEGA ST****R-3 Zone**

Assessor's Parcel Number: 037-102-002  
Application Number: MST2013-00353  
Owner: Allen Meskimin  
Applicant: Mark Morando

(Proposal to convert an existing 2,908 square foot two-story single-family dwelling to a duplex. The project will not alter the exterior of the building. The existing 494 square foot two-car attached garage will remain, and two new uncovered parking spaces are proposed with access from the public alley. The project will address violations in ENF2013-00490.)

**(Action may be taken if sufficient information is provided. Project requires environmental finding for CEQA Guidelines Section 15183, Exemption prior to Project Design Approval.)**

**Continued indefinitely with comments:**

- 1) Provide a landscape plan to include plantings to screen the parking and blank wall spaces.
- 2) Study the elimination of fences to provide additional open front yard space along the front of the property.

**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 changes to add outdoor fireplace, umbrellas and outdoor tables. Revise windows and door details. Action may be taken if sufficient information is provided.)**

**Continued one week with comments:**

- 1) Study a different solution for lowering the fireplace and provide additional details for fireplace integration into the outside deck.
- 2) Provide alternative paving materials for the deck area to compliment the sandstone walls.

**ABR - FINAL REVIEW****D. 2921 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-026  
Application Number: MST2013-00316  
Business Name: Santa Barbara Skin Institute  
Owner: Montana Vista LLC  
Agent: Trish Allen, SEPPS, Inc.

(Proposed minor alterations to the rear of the existing medical office building. The alterations include two new windows, a new trellis, and changes to the landing.)

**(Final approval is requested.)**

**Final Approval as noted on the plans.**