



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, October 21, 2013 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: PAUL ZINK, *Chair*
 KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – PRESENT
 THIEP CUNG
 SCOTT HOPKINS
 GARY MOSEL
 STEPHANIE POOLE (Consent Calendar Representative, Alternate) – PRESENT
 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 – PRESENT
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

ABR - NEW ITEM

A. 1430 LOU DILLON LN R-2 Zone

Assessor's Parcel Number: 015-262-003
 Application Number: MST2013-00409
 Owner: Ana Rosa Uribe
 Architect: Lawrence Thompson Architects, Inc.

(Proposal to add "as-built" 194 square foot bedroom and entry in former front porch area and abate all other violations identified in ENF2013-00933: the garage attached to Unit 1432 has been converted to habitable space (bedroom), eliminating one of the required parking spaces. The front wall\hedge and entry gates exceed the maximum allowable height of three and one half feet within 10 feet of a front lot line and within 10 feet of either side of a driveway for a distance of 20 feet back from the front lot line. The fountain in the side yard of Unit 1432 encroaches into the required interior setback.)

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

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - CONTINUED 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.)

Project Design Approval and Final Approval with conditions:

- 1) The proposed gate and fence at the rear driveway is to provide a solid screen consisting of 1"x 6" cedar boards.
- 2) Obtain advisory landscape plan comments from a City design review board landscape architect.
- 3) The consent reviewer read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

The ten-day appeal period was announced.

ABR - NEW ITEM**C. 104 LOS AGUAJES AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-002
Application Number: MST2013-00428
Owner: Dario Pini
Architect: Murphy & Associates Architects

(Proposal to permit "as-built" improvements for a 17-unit apartment building. New 6-foot and 17-inch plaster site walls replaced the existing wood fences, and lighting fixtures on the wall pilasters replaced existing pole lights. This project addresses violations identified in enforcement case ENF2013-00998 including interior work and other repairs.)

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

Continued one week with comments:

- 1) Paint the as-built walls to match the building.
- 2) Return with a proposal for lighting fixtures more appropriate to the architectural style of the building.

ABR - CONTINUED ITEM**D. 320 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 031-363-039
Application Number: MST2013-00407
Owner: 320 Nopal Street Partners, LLC
Architect: Robert Ekholm

(Addition of mechanical equipment outside existing two-story building with a 142 square foot equipment platform inside fenced enclosure. New trash enclosure and relocation of two parking spaces.)

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

Project Design Approval and Final Approval with conditions:

- 1) Note new Bougainvillea plantings on the landscape plan.
- 2) Return the following details to staff: Provide an elevation drawing of the trash enclosure; Add cut sheets of louver and screening on plans.

The ten-day appeal period was announced.