



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**JUNE 18, 2018**

**BOARD MEMBERS:**

Kirk Gradin, *Chair*  
 Amy Fitzgerald Tripp, *Vice Chair*  
 Bob Cunningham  
 Kevin Moore  
 David R. Watkins  
 Wm. Howard Wittausch

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** John Campanella

**STAFF:**

Irma Unzueta, Design Review Supervisor  
 Matthew Cameron, Planning Technician  
 Kathleen Goo, Commission Secretary

1:00 P.M.  
 David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**ATTENDANCE**

Members present: Tripp  
 Staff present: Cameron

**NEW ITEM**

**A. 2904 DE LA VINA ST** **C-G/USS Zone**  
 Assessor's Parcel Number: 051-180-028  
 Application Number: MST2018-00266  
 Owner: Musicians Mutual Protective Association  
 Architect: Andrulaitis & Mixon

(Proposal for remodel of an existing commercial property. Project consists of alterations to the storefront of an existing one-story commercial structure, the addition of a patio and planters, reconfiguration of the parking arrangement, and narrowing of a driveway apron. An interior remodel is also proposed as part of this scope of work.)

**(Action may be taken if sufficient information is provided. Project requires a waiver for an Alternative Parking Landscape Design per SBMC 30.175.080.E.)**

**Project Design Approval and continued one week to Consent with comments:**

1. Landscaping to be deferred to the Landscape Architect on the Board on Consent.
2. Constraints of parking area due to lot size contribute to the acceptability of an alternative parking lot landscape design, to be confirmed by ABR Landscape Architect on Consent.
3. Design, materials, and colors are acceptable as proposed.
4. Study adding an additional tree to the landscape plan.
5. Add proposed concrete color to plans.

**NEW ITEM****B. 3968 VIA LUCERO****R-M/USS Zone**

Assessor's Parcel Number: 057-232-022  
Application Number: MST2017-00787  
Owner: Essex Portfolio, LP  
Applicant: Robert Woodard

(Proposal to permit an unpermitted trash enclosure on an existing multi-unit residential site. Project consists of permitting the unpermitted relocation of a trash enclosure from the rear of a multi-unit residential building into the interior setback of the site along the rear property line, and the conversion of the former trash enclosure to an accessible unisex restroom. A Minor Zoning Exception is requested for the trash enclosure located in the interior setback.)

**(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception for a trash enclosure in the north interior setback.)**

**Item postponed indefinitely due to the applicant's absence.**

**NEW ITEM****C. 988 MIRAMONTE DR 7****RS-15 Zone**

Assessor's Parcel Number: 035-400-011  
Application Number: MST2018-00298  
Owner: Santa Barbara Highlands HOA  
Applicant: Jose Ruvalcaba

(Proposal to repair and alter the exterior wall finishes on an existing condominium complex. Project consists of the repair of existing water damaged stucco, and the removal and infill of wood detailing with stucco to match existing.)

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

**Continue one week with comments:**

1. Provide plans showing the existing and proposed elevations.
2. Provide the proposed colors on plans.
3. Applicant to study implementing a contrast color to infill the stucco with the body stucco.

**NEW ITEM****D. 3514 STATE ST****C-G/USS Zone**

Assessor's Parcel Number: 053-313-010  
Application Number: MST2018-00300  
Owner: Emil and James Deloreto Trust  
Applicant: Brooke Vanduyne

(Proposal to repaint an existing commercial structure. Project consist of abating violations identified in enforcement case ENF2018-00338 by repainting an unpermitted color change.)

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

**Project Design Approval and Final Approval with comments:**

1. The proposed colors are acceptable.
2. All green paint throughout project site shall be covered with taupe color proposed.

**CONTINUED ITEM****E. 1922 DE LA VINA ST****C-G Zone**

Assessor's Parcel Number: 025-363-018  
Application Number: MST2018-00268  
Owner: 1922 De La Vina  
Applicant: Cearnal Collective, LLP

(Proposal to renovate an existing commercial structure that was destroyed by fire. Proposal includes a new glass storefront window system, removal and replacement of brick veneer and new paint. Other site improvements include a new awning, new ironwork and repair of damaged plaster.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last postponed on June 11, 2018.)**

**Item postponed one week at the applicant's request.**