



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**JUNE 25, 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

1:00 P.M.

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

**STAFF:**

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

**ATTENDANCE**

Members present: Cunningham (Items B-F)  
 Staff present: Cameron

**REVIEW AFTER FINAL**

**A. 1298 COAST VILLAGE RD**

**C-1/R-2/SD-3 Zone**

Assessor's Parcel Number: 009-230-043  
 Application Number: MST2004-00493  
 Owner: Olive Oil & Gas, LP  
 Architect: Jeff Gorrell  
 Applicant: John Price

(This is a revised project description. Project has been revised as follows: the height of the three story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second floor patio near the northwest corner of the project. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084.)

**(Review After Final of changes to doors and windows on multiple elevations, changes to wrought iron work, relocations of awnings, change in eave heights, and changes to the locations of chimneys. Project was last reviewed on August 14, 2017.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item.

**Postponed indefinitely due to lack of Reviewer.****CONTINUED 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. Project was last postponed on June 18, 2018.)**

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

1. The following Minor Zoning Exception criteria have been met:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;
  - d. The improvement will be compatible with the existing development and character of the neighborhood; and
  - e. The waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.
2. Provide a more permanent solution for more contemporary fence for trash enclosure
3. Downspouts to be directed to landscaped areas

**NEW ITEM****C. 529 W VICTORIA ST****R-M Zone**

Assessor's Parcel Number: 039-152-010  
Application Number: MST2018-00053  
Owner: Casa Victoria Investments  
Architect: LMA Architects, Inc.

(Proposal for voluntary seismic upgrades and a parking lot reconfiguration for an existing multi-unit residential site. Project consists of seismic upgrades to be applied to the exterior of two existing multi-unit structures on site. The upgrades will result in the loss of one parking space. A waiver from the Community Development Director is required for the reduction of total parking spaces from the previously approved 36 spaces to 34 parking spaces. A waiver is also required for an alternative parking lot landscape design for the omission of finger planters.)

**(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 Final Approval as submitted with the following waivers:**

1. A waiver for an Alternative Parking Landscape Design per SBMC 30.175.080.E.; and
2. The Board would support a waiver for the reduction of total parking spaces from the previously approved 36 spaces to 34 parking spaces by the Community Development Director.

**FINAL REVIEW****D. 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 was last reviewed on June 18, 2018.)**

**Continue one week with comments:**

1. Provide trees at the rear planter adjacent to driveway at the rear of the building and at the southwest corner of the property.
2. Reconsider the "salvia leucantha" plantings.
3. Restudy ground cover at the north planter as the proposed ground cover does not like shade.

**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 18, 2018.)**

**Project Design Approval and Final Approval as submitted.**

**CONTINUED ITEM****F. 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.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 18, 2018.)**

**Application withdrawn at the applicant's request.**