



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JUNE 17, 2024

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Lauren Anderson, *Chair*
Dennis Whelan, *Vice Chair*
David Black
Steve Nuhn
Richard Six
Will Sofrin

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Carly Earnest, Assistant Planner
Joanie Saffell, Commission Secretary

ATTENDANCE

Members present: Anderson and Black
Staff present: Earnest and Saffell

NEW ITEM: CONCEPT REVIEW

A. **808 E COTA ST**
Assessor's Parcel Number: 031-233-002
Zone: C-G
Application Number: PLN2023-00346
Owner: John Birchall
Applicant: Brooke Vanduyne, Sherry & Associates

(Proposal to convert 540 square feet of commercial office space to a new 407-square-foot residential unit, an 80-square-foot commercial office, and a 52-square-foot commercial ADA-compliant restroom. The project includes replacement of an existing second-story window, parking lot reconfiguration, new driveway gate, and removal of as-built planters. Staff Hearing Officer approval of a Zoning Modification to grant relief from open yard standards is required.)

No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings and Urban Design Guidelines.

Public Comment:

Correspondence from Randal Kazarian was acknowledged.

Continue indefinitely to Staff Hearing Officer with comments:

1. The Board supports the open yard modification for the aesthetics and due to many existing site constraints.
2. The Board can preliminarily find project compatibility findings.
3. Return with a final material board with details of the exterior gate and fence.

CONTINUED ITEM: FINAL APPROVAL**B. 933 CASTILLO ST**

Assessor's Parcel Number: 039-301-002
Zone: C-G
Application Number: PLN2023-00403
Owner: 933 Castillo St LLC
Kyle Ashton, Managing Member
Applicant: Bobby Walker, Bobby Walker Design

(Proposal to convert the existing two-story office building to six short-term rental units. The project includes aesthetic upgrades to building exterior, additional landscaping and associated grading/site improvements. Request for a landscape waiver to reduce the required 5 ft. landscaped buffer along interior lot lines for the length of the parking area to 2.5 ft.)

Final Approval and landscape waiver are requested. Plans must be in substantial conformance with the plans that received Project Design Approval on April 15, 2024.

Final Approval with conditions:

1. Provide a material board for Architectural Board Review Chair to review during building permit review including:
 - a. Light fixture to be called out down light only
 - b. Deck material specification that includes color
 - c. Railing detail to call out the finish
 - d. Tile or plaster specification for water feature and confirm depth of water feature
 - e. Plaster color of the structure
 - f. Wood trim color
 - g. Concrete and permeable paver detail
2. The Board finds that the project qualifies for an alternative landscape design waiver to provide relief for existing site constraints and to achieve a superior aesthetic.

CONTINUED ITEM: REVIEW AFTER FINAL APPROVAL**C. 217 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-260-016
Zone: R-M
Application Number: PLN2020-00453
Owner: Francisco J. Vazquez
Applicant: Antonio Xiques

(Review After Final is requested for the remodel of an existing 1,072-square-foot, one-story residence including the installation of new vinyl windows to match the new 2,204-square-foot, two-story duplex and 2,854-square-foot, two-story triplex. A Minor Zoning Exception is required to add or increase window openings on the first floor of a building within five feet of an interior property line.)

Review After Final is requested. Project requires compliance with the Minor Zoning Exception Findings. Plans must be in substantial conformance with the plans granted Project Design Approval and Final Approval on February 1, 2021, when the project was last reviewed.

Review After Final Approval as submitted and the following Minor Zoning Exception criteria have been met:

1. The granting of such an exception will not be detrimental to the use and enjoyment of other properties in the neighborhood.
2. The improvements are sited such that they minimize impact next to abutting properties.
3. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines.
4. The improvement will be compatible with the existing development and character of the neighborhood.