



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JUNE 24, 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. **2003 RED ROSE WAY**
Assessor's Parcel Number: 035-342-008
Zone: R-2
Application Number: PLN2024-00095
Owner: Hamid Fallahi
Applicant: Zachary Ulrick, Ulrick Design

(Proposal to convert the existing understory of a four-unit apartment building to a 428-square-foot storage area, remove the unpermitted stairs and door on eastern elevation and construct new stairs and door on western elevation to access new storage area below. Staff Hearing Officer approval of a Zoning Modification is required for the addition of new floor area that exceeds 250 square feet on lots nonconforming to residential density.)

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:

The following individual(s) spoke:

1. Natalie Garcia

Continue indefinitely to the Staff Hearing Officer with comments:

1. The Board finds this project acceptable and supports the zoning modification for the storage area.
2. The Board can preliminarily find the Project Compatibility Findings.

NEW ITEM: CONCEPT REVIEW

B.	<u>921 MEDIO RD</u>	
	Assessor's Parcel Number:	029-261-015
	Zone:	RS-15
	Application Number:	PLN2024-00041
	Owner:	Kenneth Sterling
	Applicant:	Barton Millar, Millar & Associates

(Proposal for two new detached single-story Accessory Dwelling Units (ADUs) to be 579 square feet and 798 square feet in size. The 13,770-square-foot lot is developed with a one-story, 868-square-foot single-unit residence and a two-story, 591-square-foot single-unit residence over a two-car garage, and a two-car carport. The project includes permitting the as-built six-foot front yard fence and removing the following unpermitted work to abate violations identified in ENF2015-00006 and ZIR2016-00567: accessory unit over carport, closet and storage additions, deck, and garage door infill.)

No final appealable action will be taken. Project will require compliance with the Project Compatibility Findings and Urban Design Guidelines.

Public Comment:

Correspondence from Eric Henning was acknowledged.

Continue indefinitely to Consent with comments:

1. The Board supports the mass, bulk, scale and site layout of the project.
2. The Board supports the return of the project for Project Design Approval and Final Approval at the next hearing.
3. Provide a materials board that includes:
 - a. All exterior finishes
 - b. Paving material
 - c. Fence details
 - d. Color samples
 - e. Exterior light fixtures
 - f. Window details
 - g. Any materials or color changes to existing structures
4. Make the slope on the roof of both ADUs the minimum allowed for the composition tile and raise the top plate in the back of the ADUs.
5. The Board supports the Minor Zoning Exception for the patio on the West side.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 2825 MIRADERO DR**

Assessor's Parcel Number: 051-141-035
Zone: R-2
Application Number: PLN2024-00219
Owner: Beebe Family Trust
Anna Beebe Wilkens, Trustee
Applicant: Anna Beebe Wilkens

(Proposal to replace existing aluminum windows with new vinyl windows on existing two-story duplex.)

Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Findings and Urban Design Guidelines.

Project Design Approval and Final Approval as submitted.

1. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the neighborhood as other units have done similar placements.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources. No landmarks and historic resources were affected.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping. This does not apply to this project.