



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JUNE 24, 2024

3:00 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

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Anderson.

ATTENDANCE

Members present: Anderson, Whelan, Black, Nuhn and Six
Members absent: Sofrin
Staff present: Earnest and Saffell

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **June 10, 2024**, as amended.

Action: Anderson/Black, 4/0/1 (Nuhn abstained. Sofrin absent.) Motion carried.

C. Approval of the Consent Calendar:

Consent Calendar June 17, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Concept Review 808 E Cota Street	APN:031-233-002 PLN:2023-00346 Zone:C-G	John Birchall/ Brooke Vanduyne, Sherry & Associates	No Appealable Action Taken
2.	Final Approval 933 Castillo St	APN:039-301-002 PLN:2023-00403 Zone:C-G	933 Castillo St LLC Kyle Ashton, Managing Member/ Bobby Walker, Bobby Walker Design	Final Approval with conditions.
3.	Review After Final Approval 217 S Voluntario St	APN:017-260-016 PLN:2020-00453 Zone: R-M	Francisco J. Vazquez/ Antonio Xiques	Approval of Review After Final as submitted.

Motion: Approval of the minutes and ratification of actions taken of the Consent Calendar of **June 17, 2024**, as reviewed by Board Members Anderson and Black.

Action: Anderson/Six, 5/0/1. (Sofrin absent.) Motion carried.

Consent Calendar June 24, 2024: *Staff will announce the action taken at the consent hearing*

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Concept Review 2003 Red Rose Way	APN:035-342-008 PLN:2024-00095 Zone:R-2	Hamid Fallahi/ Zachary Ulrick, Ulrick Design	Continued Indefinitely to the Staff Hearing Officer
2.	Concept Review 921 Medio Rd	APN:029-261-015 PLN:2024-00041 Zone: RS-15	Kenneth Sterling/ Barton Millar, Millar & Associates	Continued Indefinitely to Consent
3.	Project Design Approval and Final Approval 2825 Miradero Dr	APN:051-141-035 PLN:2024-00219 Zone:R-2	Beebe Family Trust Anna Beebe Wilkens, Trustee/ Anna Beebe Wilkens	Project Design Approval and Final Approval

Motion: Ratification of actions at the Consent Calendar of **June 24, 2024**, as reviewed by Board Members Anderson and Black.

Action: Anderson/Six, 5/0/0. (Sofrin absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

Ms. Earnest announced that City Council on June 11, 2024, appointed Trey Anderson to the Architectural Board of Review. His term starts July 1, 2024, and his first meeting will be July 8, 2024, and we look forward to welcoming him to the Board.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. **1922 DE LA VINA ST**

Assessor's Parcel Number: 025-363-018
Zone: C-G
Application Number: PLN2024-00112
Owner: Op Orep De La Vina LLC
Oliver Fries, Managing Member
Applicant: Rachel Raynor, RRM Design Group

(Proposal for a new one-, three- and four-story mixed-use development with 39 residential units, a remodel/reconfiguration of the existing commercial buildings, a 1,300-square-foot storage room, and thirty-two vehicle parking spaces and forty-three bicycle parking spaces. The project is proposed under the City's Average Unit Size Density (AUD) Incentive Program and State Density Bonus Law. Project requires State Density Bonus Application approval by the Community Development Director and Design Review by the Architectural Board of Review. Lot line adjustment application processed separately and will result in a total lot area of 0.69 acres.)

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

Actual time: 3:11 p.m.

Present: Bobby Walker, BW Design; and Rachel Hollander, RRM Design Group

Staff comments: Kathleen Kennedy stated that this project has been through review with the City and has been submitted for a second review.

Public comment opened at 3:38 p.m.

The following individual spoke:

1. Ben Romo

Written correspondence from Angelina Knothe was acknowledged.

Public comment closed at 3:30 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board finds the project has developed reasonable setbacks from De La Vina. The Board would like to see additional ways to further redistribute the massing to reduce the fourth-floor massing, to further setback the second and third floors from De La Vina, and to provide further setback on the Southwest elevation.
2. Explore other ways to redistribute massing, such as developing closer to the storm drain and seeing if a light trash structure can be built over or closer to the storm drain.
3. Clearly show the neighbors required back up and maneuvering of the neighbors parking at the Southwest drive and explore adding parking spaces and providing denser use of that area.
4. Eliminate the portion projecting five additional feet on De La Vina from the balance of the elevation and minimize the raised planters in the area.
5. Develop the ground floor De La Vina elevation to be in tune with quality Spanish architecture as the balance of the project.
6. Show the location of the electrical transformer.
7. Show the nature of the rear property facing the Northeast elevation of the project.
8. Provide break ups and variations of the now present boxed eaves at the third and fourth roof lines.
9. Consider open railings at the interior second and third floor courtyards, as well as reducing the width of the courtyards to help reduce the overall width of the massing.
10. Provide cover or other ways to minimize adjacency to living spaces above if the trash enclosure remains at the present location.
11. The Board feels story poles are not needed if the following items are provided:
 - a. Accurately superimpose the existing large Sycamore tree mid site on the 3D modeling and elevations.
 - b. Improvement of rendering of the De La Vina elevation to better indicate the setbacks.
 - c. Continue straight on elevations of the streetscape to show more adjacent neighboring projects up Mission and down De La Vina.

Action: Six/Anderson, 5/0/0. (Sofrin absent.) Motion carried.

*** MEETING ADJOURNED AT 4:43 P.M. ***