



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES JULY 8, 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: Black, Sofrin and Whelan
Staff present: Earnest and Saffell

CONTINUED ITEM: FINAL APPROVAL

A. **501 GARDEN ST**
Assessor's Parcel Number: 031-202-010
Zone: M-C
Application Number: PLN2023-00201
Owner: Peter Slifirski
Applicant: Ed De Vicente, DMHA Architecture

(Proposal for the removal of existing storage containers and construction of a four-story, 13,820-square-foot mixed-use building, including seven rental apartments and 553 square feet of commercial retail space with seven vehicle parking spaces and eight bicycle parking spaces. The project is proposed using the City's Average Unit Density (AUD) Program with an average unit size of 941 square feet.)

Final approval is requested. Plans must be in substantial conformance with the plans granted Project Design Approval on January 22, 2024. The project was last reviewed on June 10, 2024.

Final Approval with comments:

1. Upsize Washington robusta from 24-inch box to minimum of 10-foot ground trunk height.
2. Upsize Brachychiton discolor street tree from 15 gallon to 24-inch box.
3. Upsize Agave attenuates from 5 gallon to 15 gallon.
4. Match the metal fence material to the perforated material used for the rest of the project.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 920 SUMMIT RD (MONTECITO CLUB)**

Assessor's Parcel Number: 015-300-001
Zone: A-2/SD-3
Application Number: PLN2024-00171
Owner: Montecito Country Club, LLC
Cathy Hwang, Managing Member
Applicant: Nicole Biergiel, SEPPS

(Proposal to reinstall an 8-foot-wide permeable gravel maintenance cart path and associated landscaping.)

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 with the conditions:

1. The shrub selection shall be Rhamnus californica in 5-gallon size.
2. The tree selection shall be Quercus agrifolia, one in a 60-inch box and three 48-inch box size.
3. 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 the location of the project.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. No Size, bulk, and scale for the landscape improvements.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas. The design does not affect the established scenic views and public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

NEW ITEM: CONCEPT REVIEW**C. 824 E HALEY ST**

Assessor's Parcel Number: 031-303-020
Zone: C-G
Application Number: PLN2024-00165
Owner: Reddick Property Investments, LLC
Roth Johnson, Managing Member
Applicant: Kevin Moore, Kevin Moore Architect

(Proposal to remodel an existing commercial building and parking lot to create a showroom and warehouse area.)

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

Continue indefinitely for Project Design Approval and Final Approval

NEW ITEM: CONCEPT REVIEW

- D.** **214 W GUTIERREZ ST**
Assessor's Parcel Number: 037-202-009
Zone: C-G
Application Number: PLN2024-00140
Owner: Junjanlin, LLC
Malgorzata Hackett, Managing Member
Applicant: Michael Mcguire, McGuire Project Management

(Proposal to convert the existing one-bedroom single family residence to a non-residential (hotel) use and retain the as-built improvements including: patio pavers, wood doors and vinyl windows, water heater and exterior closet, roofing material, AC condenser, and 42-inch wood fence. Request for a waiver for an alternative landscape design to reduce required perimeter planters for the parking area and a waiver to maintain the as-built AC condenser within 5 feet of the interior lot line.)

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

Item postponed indefinitely due to applicant's absence.