



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 8, 2024

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Lauren Anderson, *Chair*
Dennis Whelan, *Vice Chair*
Trey Anderson
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: Lauren Anderson, Whelan, William Anderson, Black, Nuhn, Six, and Sofrin
Members absent: None
Staff present: Tava Ostrenger, City Attorney; Ted Hamilton-Rolle, Project Planner; Earnest; and Saffell

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Michael Holland was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **June 24, 2024**, as amended.

Action: Anderson/Black, 5/0/2. (William Anderson and Sofrin abstain.) Motion carried.

C. Approval of the Consent Calendar:

Consent Calendar June 24, 2024:

	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	No Appealable Action Taken
2.	Concept Review 921 Medio Rd	APN:029-261-015 PLN:2024-00041 Zone: RS-15	Kenneth Sterling/Barton Millar, Millar & Associates	No Appealable Action Taken
3.	Project Design Approval 2825 Miradero Dr	APN:051-141-035 PLN:2024-00219 Zone: R-2	Anna Beebe Wilkens, Trustee/ Anna Beebe Wilkens	Project Design Approval and Final Approval.

Motion: Approval of the minutes and ratification of actions taken of the Consent Calendar of **June 24, 2024**, as reviewed by Board Members Anderson and Black.

Action: Lauren Anderson/Whelan, 5/0/2. (William Anderson and Sofrin Abstain.) Motion carried.

Consent Calendar July 8, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Final Approval 501 Garden	APN:031-202-010 PLN:2023-00201 Zone:M-C	Peter Slifirski/ Ed De Vicente, DMHA Architecture	Final Approval with comments.
2.	Project Design Approval and Final Approval 920 Summit Rd (Montecito Club)	APN:015-300-001 PLN:2024-00171 Zone:A-2/SD-3	Montecito Country Club, LLC; Cathy Hwang, managing Member/ Nicole Biergel, SEPPS	Project Design Approval and Final Approval with conditions.
3.	Concept Review 824 E Haley St	APN:031-303-020 PLN:2024-0165 Zone:C-G	Reddick Property Investments, LLC; Roth Johnson, Managing Member/ Kevin Moore, Kevin Moore Architect	No Appealable Action Taken
4.	Concept Review 214 W Gutierrez St	APN:037-202-009 PLN:2024-00140 Zone:C-G	Malgorzata Hackett, Managing Member/ Michael McGuire, McGuire Project Management	Item Postponed Indefinitely due to Applicant's absence.

Motion: Ratification of action taken of the Consent Calendar of **July 8, 2024**, as reviewed by Board Members Black, Sofrin and Whelan.

Action: Six/Whelan, 6/0/1. (William Anderson abstained.) Motion carried.

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

Mr. Ted Hamilton-Rolle welcomed the newest Architectural Board of Review Member, William Trey Anderson, a licensed Santa Barbara Architect.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: PROJECT DESIGN APPROVAL

1. **515 W LOS OLIVOS ST**

Assessor's Parcel Number: 025-210-003

Zone: R-M

Application Number: PLN2023-00332

Owner: Steven Johnson and Julie Allen

Applicant: Steven Johnson

(Proposal to demolish the existing 1,052-square-foot single-family residence and 152-square-foot detached accessory building and construct a three-unit, two-story building and a 22-unit, three-story building with zero vehicle parking spaces and nine bicycle parking spaces on a 12,640-square-foot lot. The 25-unit development is proposed to be 20 percent rent-restricted by providing five low-income units.

The project is proposed under builder's remedy. A previous version of the project was granted Project Design Approval by the Architectural Board of Review on January 23, 2023, under PLN2020-00372.)

Project Design Approval is requested. Project requires compliance with the Project Compatibility Findings and Urban Design Guidelines as allowed by State law.

Actual time: 3:10 p.m.

Present: Chuck McClure, Landscape Architect; and Steve Johnson, Owner

Public comment opened at 3:19 p.m.

Written correspondence from Steve Johnson was acknowledged.

Public comment closed at 3:20 p.m.

Staff Comment: Tave Ostrenger, Assistant City Attorney, stated that since this is a Builder's Remedy project it is not subject to the City's zoning and general plan compliance requirements. The Board is fairly limited in what they can review and changes they can request on this project. The only way it cannot be approved is if there are health and safety issues that cannot be mitigated. The Board is welcome to give their comments.

Motion: Project Design Approval and Continue indefinitely to the Full Board for Final Approval:

1. Staff/City Council to confirm what livability means to the Board's purview.

2. All plans to be updated and fully documented with elevations, color boards, and exterior lighting and all details as normally required.
3. Verify and locate any equipment that requires screening, such as the electrical transformer and backflow preventer.
4. Fully resolve and document the visual effects of any mechanical equipment.
5. Explore with the Fire Department options to minimize the extent and materials required for the fire access to provide more permeable materials and harmonize with the landscape.
6. The design should strengthen the physical relationship between the laundry and outdoor area, bicycle path of travel and bicycle storage if possible.

Action: Six/Nuhn, 7/0/0. Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:05 P.M. ***