



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
JULY 22, 2024

1:00 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

ATTENDANCE

Members present: Whelan and Black

Staff present: Earnest and Saffell

NEW ITEM: CONCEPT REVIEW

- A. **[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 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 decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings and Urban Design Guidelines. Project was postponed from the July 8, 2024, Consent agenda.

Continue Indefinitely to Consent with comments:

1. Return with a full landscape plan and details.
2. The Board is in favor of the waiver for an alternative landscape design and waiver to maintain the AC condenser despite its location in the setback due to site constraints.
3. Install gate on the western side yard to block view of condenser.

DRAFT