



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 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*
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: Six and Nuhn
Staff present: Earnest and Saffell

CONTINUED ITEM: FINAL APPROVAL

A. **528 W FIGUEROA ST**
Assessor's Parcel Number: 039-202-013
Zone: R-M
Application Number: PLN2022-00148
Owner: Cole Cervantes
Applicant: Lonnie Roy, On Design Architects

(Proposal to demolish the existing single-family residence and accessory building to construct an eight-unit, 6,881 square foot, two-story apartment building with eight parking spaces. The project utilizes the City's Average Unit Size Density Incentive (AUD) Program and California State Density Bonus Program. Six units are proposed as replacement units for the approved hotel at 302 W. Montecito St. (PC Resolution 20-017).)

Final Approval is requested. Plans must be in substantial conformance with the plans granted Project Design Approval on June 26, 2023. Project was last reviewed on February 20, 2024.

Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 421 DE LA VINA ST**

Assessor's Parcel Number: 037-201-013
Zone: C-G
Application Number: PLN2023-00199
Owner: John Thyne III
Applicant: Sophia Valenti, PermitFlow

(Proposal to convert existing one-bedroom residence into a one-bedroom, short-term rental. Project includes an interior remodel, replacement of a vinyl window with wood window to match existing original wood windows, replacement of sliding wood gate with wood fence, and retain as-built skylights.)

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

Correspondence from Max Golding, and Kimmie Berthelsen was acknowledged.

Project Design Approval and Final Approval with the comments.

1. The Applicant to follow up with the Transportation Department to confirm the existing condition of the gate can open to the public right of way.
2. The Applicant to note the fence height of the front and interior fence can be as built over 4 feet high due to commercial mixed-used zone on the plans. The existing fence is to remain at its current height.
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 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 surrounding the project.
 - 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.
 - 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.

NEW ITEM: CONCEPT REVIEW**C. 2221 OAK PARK LN**

Assessor's Parcel Number: 025-160-008
Zone: C-G
Application Number: PLN2024-00031
Owner: Cheryl Rapp
Applicant: Tom Ochsner, Thomas Ochsner Architect

(Proposal for minor exterior alterations and interior remodel of all units in the existing nine-unit, two-story apartment building.)

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

Item postponed indefinitely at the applicant's request.

DRAFT