



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**CONSENT MINUTES**  
**APRIL 15, 2024**

1:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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**ATTENDANCE**

Members present: Black and Nuhn  
Staff present: Earnest and Saffell

**CONTINUED ITEM: FINAL APPROVAL**

- A. [1319 CACIQUE ST](#)  
Assessor's Parcel Number: 017-232-004  
Zone: R-M  
Application Number: PLN2023-00045  
Owner: Justin Egerer  
Applicant: Bobby Walker, Bobby Walker Design

(Proposal to remodel the existing single-family residence into two 684 (gross) square foot units, remove the existing non-conforming garage, and construct two carports, providing four covered parking spaces with new concrete driveway and curb cut.)

**Final Approval is requested. Plans must be in substantial conformance with the plans granted Project Design Approval on March 11, 2024.**

**Final Approval with comments:**

1. Staff to review the slight revision on the site plan to reflect the continuous concrete pathway from the center area to the front door and modify the landscape to accommodate the walkway.

**NEW ITEM: PROJECT DESIGN APPROVAL****B. 933 CASTILLO ST**

Assessor's Parcel Number: 039-301-002  
Zone: C-G  
Application Number: PLN2023-00403  
Owner: 933 Castillo Street LLC  
Kyle Ashton, Managing Member  
Applicant: Bobby Walker, Bobby Walker Design

(Proposal to convert the existing two-story office building to six short-term rental units. The project includes aesthetic upgrades to building exterior, additional landscaping and associated grading/site improvements. Request for a Minor Zoning Exception to reduce the required 5 ft. landscaped buffer along interior lot lines for the length of the parking area to 2.5 ft.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Findings, Minor Zoning Exception Findings, and Urban Design Guidelines.**

**Project Design Approval as submitted.**

1. 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. The improvements are mainly interior.
  - 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.
2. The following Minor Zoning Exception criteria have been met:
  - a. The granting of such an exception will not be detrimental to the use and enjoyment of other properties in the neighborhood.
  - b. The improvements are sited such that they minimize impact next to abutting properties.
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines.
  - d. The improvement will be compatible with the existing development and character of the neighborhood.

**CONTINUED ITEM: FINAL APPROVAL****C. 19 N VOLUNTARIO ST**

Assessor's Parcel Number: 017-133-006  
Zone: R-2  
Application Number: PLN2022-00133  
Owner: Jose Luis Vega  
Applicant: Jose Luis Esparza, Architect

(Proposal to replace the existing one-car garage with a 1,492 square foot two-story residence with an attached 450 square foot two-car garage, as well as a one-car carport to serve the existing 1,192 square foot one-story primary residence.)

**Final Approval is requested. Plans must be in substantial conformance with the plans granted Project Design Approval on May 15, 2023.**

**Final Approval as submitted.**

DRAFT