



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
MARCH 3, 2025

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:

Wendy Santamaria

PLANNING COMMISSION LIAISON:

Lucille Boss

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, Trey Anderson, Black, Nuhn, and Six (at 3:07 p.m.)
Members absent: Sofrin
Staff present: Kokinda (until 4:20 p.m.), Ted Hamilton-Rolle, Project Planner; Patsy Price, Contract Planner for City of Santa Barbara and Case Planner; and Saffell

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of **February 3, 2025**:

Motion: Approve the minutes of the Architectural Board of Review meeting of **February 3, 2025**, as submitted.

Action: Lauren Anderson/ Nuhn, 5/0/0. (Six and Sofrin absent.) Motion carried.

C. Approval of the minutes of the Architectural Board of Review Consent meeting of **January 27, 2025**:

Motion: Approve the minutes of the Architectural Board of Review meeting of **January 27, 2025**, as submitted.

Action: Whelan/ Black, 5/0/0. (Six and Sofrin absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **February 10, 2025**, and **March 3, 2025**:

Consent Calendar February 10, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 302 W Montecito St	APN:037-232-011 PLN2025-00048 Zone:C-G	Edward St. George / Lonnie Roy, ON Design Architects	Project Design Approval and Final Approval

Motion: Ratify the Consent Calendar of **February 10, 2025**, as reviewed by Board Members Whelan and Sofrin.

Action: Whelan / Lauren Anderson, 5/0/0. (Six and Sofrin absent.) Motion carried.

Consent Calendar March 3, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 320 W Yanonali St	APN:033-031-015 PLN2024-00466 Zone:HRC-1/SD-3	GPS Beach House OpCo, LLC / Gian Starita, Representative Member Sergio Ormachea, Vanguard Planning, Inc	Project Design Approval and Final Approval with Conditions
2.	Project Design Approval and Final Approval 235 W Montecito St	APN:033-032-001 PLN2025-00049 Zone:C-2/SD-3	Montecito Bath, LLC / Mike Gomez, Representative Member	Project Design Approval and Final Approval with Conditions
3.	Project Design Approval and Final Approval 3980 Via Lucero Unit B	APN:057-370-003 PLN2024-00437 Zone:R-M/USS	Jeremiah Prousalis / Willow Herrick	Project Design Approval and Final Approval with Conditions

Motion: Ratify the Consent Calendar of **March 3, 2025**, as reviewed by Board Members Six, Whelan and Nuhn.

Action: Whelan / Nuhn, 5/0/0. (Six and Sofrin absent.) Motion carried.

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

Mr. Ted Hamilton-Rolle, Project Planner, announced for a future agenda item the Special Joint meeting schedule for Architectural Board of Review (ABR) and Planning Commission (PC) meeting scheduled for Thursday, March 20, 2025, at 1:00 p.m. in the David Gebhard hearing room for review of the project at 418 North Milpas Street. Staff will be in touch with the Board members in advance to discuss meeting procedures.

F. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: ONE-TIME PRE-APPLICATION CONSULTATION1. **3845 STATE ST (Sears Site)**

Assessor's Parcel Number: 051-010-008
Zone: C-G/USS
Application Number: PRE2024-00182
Owner: Riviera Dairy Products
Applicant: Dave Eadie, Kennedy Wilson

(Proposal to demolish two existing commercial structures (former Sears store and auto center) and surrounding parking areas located at 3845 State Street (a portion of La Cumbre Plaza) and construct a 443-unit rental housing development including 36 studios, 183 one-bedroom, 201 two-bedroom, and 23 three-bedroom units in two buildings under the City's Average Unit-Size Density (AUD) Incentive Program. The project also includes a 10,000 square foot leasing and amenities building, courtyards and other outdoor common areas providing open yard areas for residents, and a multi-use path along Arroyo Burro Creek on the eastern side of the property. The project would be constructed in two phases.)

This review is for comments only. No final appealable decision will be made at this hearing. Project will require submittal of a formal Planning Application subject to compliance with the Project Compatibility Findings, Urban Design Guidelines, Upper State Street Area Design Guidelines and Outdoor Lighting Design Guidelines.

Ex parte Communication: Vice Chair Whelan had a conversation with Dave Eadie on Saturday, February 15, 2025, at 9:15 a.m. at the applicant open house for the project at the Grace Fisher Foundation Club House in La Cumbre Plaza and spoke for about 20 minutes.

Ex parte Communication: Chair Lauren Anderson also attended the open house on February 15, 2025, and spoke with Dave Eadie for a few minutes and reviewed the drawings.

Individual comment: Board Member Nuhn identified that his office is working on a project at the other end of La Cumbre Plaza. They are two separate and distinct projects but wanted this information noted on record.

Actual time: 3:08 p.m.

Present: Patsy Price, Contract Planner, City of Santa Barbara; Dave Eadie, Senior Vice President of Entitlement and Development for Kennedy Wilson; and RC Alley, Managing Partner, AO

Public comment opened at 3:29 p.m.

The following individuals spoke:

1. Rachel Fisher
2. Patsy Price for Jessica Grant

Written correspondence from Cindy McCann and Dennis Clark Hamilton was acknowledged.

Public comment closed at 3:33 p.m.

Board comments:

Board Member Six:

- Board Member Six compliments the Applicant on a well thought out project within the constraints of a very complicated site. He is very uncomfortable with the size and massing of this project, it might be acceptable in bigger communities, but it says nothing about Santa Barbara.
- Not in the Board's purview or power to say it's much too large or whether it's livable in the standards of Santa Barbara.
- The hallways are longer than a football field, straight down and straight away.
- This site, with its surrounding types of uses, is not shoehorned into any delicate existing neighborhood, and it has space around it, the nearest residential is on the other side of La Cumbre, far enough away not to be affected.
- The texture of the surrounding neighborhood is appropriate for a building of this size and nature. It is the right place to put a project on this scale.
- My questions that are pertinent to the purview of this Board are the massing and the moving of massing. Currently, the mass of all the perimeters of the buildings are four stories. There are some opportunities to take the mass and redistribute to have two and three stories at prominent endpoints and corners of these buildings.
- These buildings are so long they appear cluttered, and the elevations are not honest to the mass and length of these buildings. Look at radically simplifying these elevations and try to get a more horizontal expression as opposed to vertical.
- The differences in fenestration should be from floor to floor with simple repetitive elements, like a two story row of repeating arches down the first and second floor, and the upper floor having a continuous unadulterated eave expressing that long roof.
- There are level changes that may affect this, but the design would be much more successful architecture if the Applicant began to look at radically simple areas of repetitive elements that would read as one horizontal statement; then when you bring in the vertical at the end. The prominent points would stand out and contrast with the simple and internal massing suggested.
- The towers for instance, with a simple horizontal building, could be less significant if contrasted with the simplicity of the vertical elevation.
- These are big buildings and should not be quaint and should not try to disguise their massiveness by random ins and outs. The buildings should be bold, simple, and horizontal.
- If some of the massing was moved toward the center, there could be significant three story portions along frontages; a continuous three stories would help with the horizontal feeling and dominance.
- The three story arches do not work and should be a maximum of two stories. The large, huge arches on Calle Real elevations are foreign and are not authentic Spanish Colonial Revival/Mediterranean style architecture. If you need openings, they should be scaled to the large building and not trying to disguise a large building with large openings.
- The Calle Real elevation has a wonderful opportunity to experience the horizontal emphasis, as you are not struggling with each unit having a balcony and a window. These should again be horizontal with 20 percent difference in verticals and gables and so forth, and 80 percent very simple. Let it be honest and be what it is, and you will have a much more successful architecture.
- Please take seriously some of the suggestions for increasing the massing to the center and developing the northern standalone building more heavily, with the units on the interior, away from the street.
- Consider square openings, repetitive square openings, and rare arches where appropriate and

scaled correctly.

- Opportunity with the Northern building to consider a different architecture that can radically reduce the image that this is all a huge project.
- Provide adjacent buildings at La Cumbre Plaza in sections to show the context.

Vice Chair Whelan:

- Vice Chair Whelan reiterates all of Board Member Six's points.
- On the site plan, the plaza does not seem to have a whole lot of personality to it, and it seems like because there is an earthquake fault, the Applicant stuck all the public amenities here.
- As you develop the design, he hopes this space (the plaza) turns into a great plaza with meaning, life, and breath to it, which means you will have to expand a little bit beyond the setbacks to achieve this. There is potential for having a major impact on the La Cumbre elevation and to be the memorable site of the project.
- The rendering that shows this entryway could be a powerfully marked entryway with the tower and the units stepping down. Perhaps there is a way of making these two points of the building relate and set the whole tone, identity, and character for the whole building.
- He worries that the interstitial space between the apartments and the remnant building is really tight, ten feet and looking across the roof or into the wall of that building; encouraged to reexamine that resolve in this area.
- The landscape designs are at the concept level however, they seem to be slavishly reiterative of the apartment layouts. They could be different with biomorphic shapes. With 443 units, these courtyard spaces are important to relieve the reiterative life of the apartments.
- The Applicant is encouraged to reexamine the North building and the amenities building. The North building at four stories is out of character in mass and scale with the neighborhood. The rest of the buildings along there are one or one and a half stories (presumably). Perhaps the buildings can be switched, with the amenities building on La Cumbre Road since it is a rather unpleasant place to have an apartment on that road and facing the busy street. Were it directed more to the interior, to a lovely, to be developed plaza space, it would be a better resolution.
- He finds the vehicular circulation of the La Cumbre Plaza parking lot and mall to be maddening to get around in. If the resolution of the access points between the site and the shopping center, near the Habit could face each other, rather than having two intersections that are off set, it would make the project and adjacent site more aligned for navigation.
- Study reversing that North building and the leasing space; you might find a better fit with the neighborhood.
- The Calle Real elevation certainly is the big move that people are going to see, and he does not understand the logic for reiterating the fenestration and balcony on a facade that does not have any fenestration or balcony. It's a long facade that can have a completely different character; encourages the Applicant to visit the Santa Barbara County Courthouse that takes up an entire city block with long walls that is in no way reiterative. The building will set up a parti and then it will break it up with irregularity. This will be a perfect opportunity to take some inspiration from the building that is central to the Santa Barbara identity.
- Three-and four-story arches do not look authentic and are too thin and look too staged in your renderings. The Board advises against these but, if you are going to do them, they need to be really thick (i.e. the courthouse), on a steel framed building built out to make it look like it's a massive stone building in order to achieve authenticity in the plan imagery.
- In the sections on the Arroyo Burro Creek, the total overall of both the traffic lanes and the pedestrian bike lane moves the roadway eight feet closer to the building. Prefers to keeping the roadway as far away from the building as possible, even if it forces bicycles into the vehicle lane it would be better for a narrow overall reduction in width.
- Encouraged the Applicant to break up the windows and vary vertically, with a base, shaft and a

capital.

- Strongly encouraged not to be so slavishly reiterative of those elevations.
- Thank you for including the sections that included Arroyo Burro Creek.
- Provide a site section including the complete width of Calle Real and the drop down to the 101 Freeway.

Board Member Black:

- Board Member Black agrees with Board member Six and Vice Chair Whelan.
- On return the Board would like to see a full elevation facing the creek and a full interior elevation that faces the recreational facility.
- The elevation that faces the freeway is going to be important as that is the elevation people will see most of the time.
- Landscaping-wise there will need to be a lot of vertically in terms of massing, as there are five story buildings that need to be brought down. There is plenty of opportunity and enough green space to do the job, although some of the spaces seem a little small like the little island between the vehicular roadway and the sidewalk is only four feet wide. It may be tough to work with this space in terms of sizable tree massings.
- The success will be in the detailed work and is critical for this project in Santa Barbara.

Board Member Nuhn:

- Board Member Nuhn agrees with previous Board comments.
- There are a lot of long linear movements in this project, not only in the building, but outside and entering the building.
- Even at the roof, there is one long continuous ridge. Taking opportunities to make improvements in these areas will help the project.

Board Member Trey Anderson:

- Board Member Trey Anderson wants to focus on the site plan, understands it is such a high level, so the elevation expression is not fully baked.
- Sympathizes with the bold, simple horizontal emphasis Board Member Six's spoke about, in the divisions of the façade to help it express the horizontality further.
- Project is a network building. Looking at how it relates to landscape, there is something inherently horizontal about a network building.
- Each side of the building could be seen as its own facade, with no primary facade.
- One facade that is overlooked at the moment, is the Arroyo Burro Creek facade. The creeks are also a network system in the landscape of Santa Barbara, and there specific to Santa Barbara, one can hike along these creeks.
- The Transportation Planning Division spoke about how the Arroyo Burro Creek space is conceived of as a green highway throughout the city.
- In terms of connecting this building urbanistically into the City of Santa Barbara, it is an opportunity design wise to think of this space as a public space and even potentially putting some amount of mixed use on the frontage or giving it more value in the site plan currently.
- It is a shame the trash is currently proposed to be picked up in this area. This facade as indicated in your site sections is the beginning of a real exciting place to hang out. In terms of connecting to State Street, this would be how one might access the primary axis of State Street, and as a resident, the broader hiking trails of Santa Barbara.
- Encouraged from a design standpoint, put a lot more value on that side of the building and begin to think about how that could make this building a real contributor to the public space.
- Connect the courtyards so there is circulation from one to the other.

- The site planning should be understood with a little more porosity through the building so the experience of the landscape can tell a story or remain continuous as one moves through the entire scale of the block.

Chair Lauren Anderson:

- Chair Lauren Anderson seconds all the previous Board comments.
- The site plan, given the constraints, is laid out well.
- Reconsider or study a continuous four story perimeter.
- The building elevations need to represent the grade so the Board can understand the drop of building, the different heights and how it steps, from an elevation perspective.
- Restudy the North Building and the amenities building; what is lacking is the connections to our neighboring buildings and uses there. Include in the next presentation, specifically in the site sections, the neighboring structure and the connections to the existing parking lot.
- Seconds comments regarding the amenities and being more creative with the landscape.
- This style and size of building is a bit foreign to Santa Barbara. The details are going to be critical, and architectural style very critical. Right now, it is very generic and lacking that detail.
- The proportions of the fenestration do not represent Santa Barbara style and need to be reconsidered. Especially, the Calle Real elevation is starting to read a bit Los Angeles, specifically around the parking garage and the parking garage entrance; these need to be restudied.
- This can be a very successful project and hopes the Board's thoughts are taken into consideration.
- Consider looking at examples of parking lots and garages that fit into downtown Santa Barbara, in addition to courthouse, for the Calle Real elevation.

*** MEETING ADJOURNED AT 4:48 P.M. ***