



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**JUNE 10, 2024**

3:00 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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**CALL TO ORDER**

The Full Board meeting was called to order at 3:00 p.m. by Chair Anderson.

**ATTENDANCE**

Members present: Anderson, Whelan, Black, Six, and Sofrin  
Members absent: Nuhn  
Staff present: Earnest and Saffell

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **Tuesday, May 28, 2024**, as amended.

Action: Sofrin/Black, 5/0/1. (Nuhn absent.) Motion carried.

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

Ms. Earnest made the following general announcement from Staff regarding motion making. A general reminder to all Design Review Boards to be more directive and focus on factual content rather than emotion. Instead of saying, "The Board appreciates the size", it is recommended to say, "The Board finds the size appropriate," or "the size is appropriate for the neighborhood."

Other examples should begin with a verb, such as “Study the window configuration, alter the roof line, or provide more details.” This will allow for clearer minutes and direction for the Applicant.

D. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) NEW ITEM: CONCEPT REVIEW**

1. **1150 SAN ROQUE RD**

Assessor's Parcel Number: 055-171-007; 055-172-030; & 055-172-028  
 Zone: RS-1A  
 Application Number: PLN2023-00224  
 Owner: City of Santa Barbara  
 Applicant: Philip Maldonado, Public Works Department

(Proposal for improvements to the Cater Water Treatment Plant including the replacement of an existing basin with a new contact basin and green roof, replacement of an existing gravel road with a pervious ribbon road, changes to the existing sludge drying bed and ramp, replacement of portions of existing asphalt pavement with stronger pervious concrete pavement, installation of a new biofiltration basin, and new landscaping. No change to the existing building footprints. Staff Hearing Officer review and approval is required for a Front Setback Modification to allow an encroachment into the 35-foot front setback (APN 055-172-030 and 055-172-028) for temporary storage and staging during construction; a Performance Standard Permit for Public Works and Utilities for the rehabilitation of the Cater Water Treatment Facility's reservoirs and basins; and a Performance Standard Permit to allow residentially zoned property (APN 055-172-030 and 055-172-028) to be temporarily used for construction storage and staging for the project.)

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

Actual time: 3:06 p.m.

Present: Philip Maldonado, Supervising Engineer, Public Works Department; Katie Klein, Landscape Architect, RRM Design Group; and Michael Hamilton, Civil Engineer, RRM Design Group

Staff comments: Ms. Kennedy stated the project will be reviewed by the Staff Hearing Officer and therefore, Staff would like comments specific to the setback modification.

Public comment opened at 3:16 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Staff Hearing Officer comments:**

1. The Board supports the Front Setback Modification to allow encroachment for temporary storage and staging area with the qualification that additional fencing be added to protect and define the Coast Live Oak buffer area.
2. Show that there is adequate planting to screen the potential visual impacts of the new contact tank.

Action: Whelan/Sofrin, 5/0/1. (Nuhn absent.) Motion carried.

**\* THE BOARD RECESSED FROM 3:35 PM TO 3:37 P.M. \***

**(3:45PM) CONTINUED ITEM: FINAL APPROVAL**

- 2. 501 GARDEN ST**
- |                           |                                  |
|---------------------------|----------------------------------|
| Assessor's Parcel Number: | 031-202-010                      |
| Zone:                     | M-C                              |
| Application Number:       | PLN2023-00201                    |
| Owner:                    | Peter Slifirski                  |
| Applicant:                | Ed De Vicente, DMHA Architecture |

(Proposal for the removal of existing storage containers and construction of a four-story, 13,820-square-foot mixed-use building, including seven rental apartments and 553 square feet of commercial retail space with seven vehicle parking spaces and eight bicycle parking spaces. The project is proposed using the City's Average Unit Density (AUD) Program with an average unit size of 941 square feet.)

**Final Approval is requested. Plans must be in substantial conformance with the plans that received Project Design Approval on January 22, 2024, when the project was last reviewed.**

Actual time: 3:37 p.m.

Present: Michael Stroh, Architect, DMHA; Katie Klein, Landscape Architect, RRM Design Group; and Ryan Mills, Principal Designer, DMHA

Public comment opened at 3:57 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with comments:**

1. Remove the ladder from the plans.
2. Provide an updated, more wood-like material for the trellis.
3. Add to plans the faux and unwindowed openings to match the profile of the manufactured window arches.
4. Provide proper parapets on the first floor roofs on the west façade.
5. Provide proper screening for the transformer by raising the railing to four feet, making the panels opaquer, and adding landscape ground cover.
6. Show palms as a trunk height versus a box size and increase the minimum size of agaves to five gallons.
7. Provide a garage opening soffit to help mitigate the garage ceiling mechanical equipments visual impact from the street.
8. Remove overhead lighting on fourth floor roof overhang.

Action: Anderson/Whelan, 5/0/1. (Nuhn absent.) Motion carried.

**(4:05PM) NEW ITEM: CONCEPT REVIEW****3. 2 S QUARANTINA ST**

Assessor's Parcel Number: 017-113-024  
Zone: M-1/SD-3  
Application Number: PLN2024-00114  
Owner: Derek Carlson, Marborg Industries  
Applicant: John Cuykendall

(Proposal for a new two-story, 18,597-square-foot corporate office building for Marborg Industries. The project includes 103 vehicle parking spaces accessed off South Quarantina Street, bicycle parking, a trash enclosure, and hardscape and landscape improvements throughout the site. Planning Commission review and approval is required for a Coastal Development Permit, a Development Plan to allow the construction of net new nonresidential floor area, and a Transfer of Existing Development Rights.

**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 last reviewed on August 7, 2023, as a one-time Pre-Application Consultation (PRE2023-00089).**

Actual time: 4:33 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective; Matthew Chua, Designer, The Cearnal Collective; Jeff Hornbuckle, Architect, The Cearnal Collective; John Cuykendall, Applicant; Ricardo Castellanos, Landscape Architect; and Derek Carlson, Marborg Industries.

Staff comments: Pilar Plummer, Associate Planner, stated that the project was previously presented to the Architectural Board of Review as a one-time Pre-Application Consultation. This is the first review under the planning application and Staff is looking for feedback on the overall design, consistency with the Project Compatibility Criteria, and whether story poles are necessary as the Applicant has requested an exemption from story poles. The project will be presented later to the Planning Commission for a Development Plan, Transfer of Existing Development Rights, and Coastal Development.

Public comment opened at 4:43 p.m., and as no one wished to speak, it closed.

Written correspondence from Ken Olsen was acknowledged.

Public comment closed at 4:44 p.m.

**Motion: Continue indefinitely to the Planning Commission with comments:**

1. The Board finds the architecture and site planning acceptable and the materials and design admirable.
2. Study the planting materials for perimeter fencing.
3. Provide a plan for sun protection for the sun exposed glazing.
4. Avoid a significant height increase of the screen wall for the equipment well.
5. The Board finds story poles are not required as the building property size, mass, bulk, and scale are consistent with the surrounding neighborhood.

6. The Board preliminarily finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
  - a. The project 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.

Action: Six/Anderson, 5/0/1. (Nuhn absent.) Motion carried.

**\* MEETING ADJOURNED AT 5:13 P.M. \***