



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

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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: Lauren Anderson, Whelan, Trey Anderson, Black, Nuhn, and Six  
Members absent: Sofrin  
Staff present: Ted Hamilton-Rolle, Acting Design Review Supervisor; Rosie Dyste, Project Planner; Earnest, and Saffell

**GENERAL BUSINESS**

A. Public Comment:

Written correspondence from Marsha Cutler and Peter T. was acknowledged.

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **July 8, 2024**, as submitted.

Action: Lauren Anderson/Nuhn, 6/0/0. (Sofrin absent.) Motion carried.

C. Approval of the minutes of the Architectural Board of Review Consent meeting of **July 8, 2024**

Motion: Approval of the minutes of the Architectural Board of Review Consent meeting of as reviewed by Board Members Whelan, Sofrin and Black of **July 8, 2024**.

Action: Whelan/Six, 6/0/0. (Sofrin absent.) Motion carried.

## D. Ratification of action taken on the Consent Calendar of July 22, 2024.

**Consent Calendar July 22, 2024:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Concept Review 214 W Gutierrez St	APN:037-202-009 PLN:2024-00140 Zone:C-G	Junjanlin, LLC; Malgorzata Hackett, Managing Member/ Michael McGuire, McGuire Project Management	Continued Indefinitely

Motion: Ratification of action taken on the Consent Calendar of **July 22, 2024**, as reviewed by Board Members Whelan and Black.

Action: Six/Whelan, 6/0/0. (Sofrin absent.) Motion carried.

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

1. Mr. Ted Hamilton-Rolle, Acting Design Review Supervisor, announced there are four Board Members whose terms are up at the end of the year. If you wish to reapply and interview, please do so with the City Council to be re-appointed. If the four members do not wish to reapply, please let Staff know via email so recruitment for open positions can begin. The Application period opens on August 27, 2024, and the interviews will be held in October 2024.
2. Ms. Rosie Dyste, Project Planner, with long range planning announced the status of the Objective Design and Developments Standard Project that Staff has been working on since 2021. A memo has been sent to the Board that summarizes the status and where the project is at and some of the changes that have been made based on Board Member comments. The memo described the process for review in using this product for projects in the future. Staff is available to answer any questions, and will be going to Planning Commission on August 8, 2024, to ask for their recommendation of adoption of the Objective Design and Development Standards Project.

## F. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) NEW ITEM: PROJECT DESIGN APPROVAL**

1. **1410 SAN ANDRES ST**  
Assessor's Parcel Number: 039-041-012  
Zone: C-R  
Application Number: PLN2024-00046  
Owner: SBMR, LLC  
Edward St. George, Managing Member  
Applicant: Lonnie Roy, On Design Architects

(Proposal to demolish the existing single-family residence and construct two new duplexes. Each new unit would be provided with one vehicle parking space and one bicycle parking space within the proposed garages. Access would be provided via a new driveway utilizing the existing curb cut. Project includes new landscape and hardscape. The project is proposed under the City's Average Unit Size Density (AUD) Incentive Program.)

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

Actual time: 3:08 p.m.

Present: Lonnie Roy, Agent, On Design Architects

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

**Motion: Project Design Approval and continue indefinitely to Consent for Final Approval with comments:**

1. Consider a more appropriate planting instead of the Birds of Paradise for the areas selected.
2. Bring photos of the neighbor to the East to verify there are no privacy issues and be prepared if there are to move or resize some of the subject windows.
3. Provide another alternative for the synthetic turf proposed in the front yard, preferably real grass.
4. Verify there is no conflict between the proposed Jacaranda in front yard with the existing street tree.
5. Study the scale of the garage doors in relationship to the rest of the building to be in character.
6. 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.

Action: Six / Whelan, 6/0/0. (Sofrin absent.) Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 3:33 TO 3:38 P.M. \***

**(3:45PM) PRE-APPROVED ACCESSORY DWELLING UNIT PROGRAM (ITEMS 2-6)**

(In compliance with Assembly Bill 1332, the City is implementing a program to provide for the pre-approval of Accessory Dwelling Unit (ADU) plans. To gain pre-approval of their ADU design, a designer must receive an affirmative vote from at least one of the City's design review bodies (Architectural Board of Review, Single Family Design Board, and/or Historic Landmarks Commission). Once an ADU design has been approved by a design review body, the designer may submit working construction drawings to the City's Building & Safety Division for review of Building, Zoning, and Fire code compliance. Approved designs will be posted on the City's website with the designer's contact information so that anyone may contact the designer to purchase the pre-approved plan set. Pre-approved ADU plan sets are subject to shorter permitting deadlines in an effort to streamline housing production.)

Staff Contact: Ted Hamilton-Rolle, Acting Design Review Supervisor  
[THamiltonRolle@SantaBarbaraCA.gov](mailto:THamiltonRolle@SantaBarbaraCA.gov), (805) 564-5470 x4559

Staff Comments: Mr. Hamilton-Rolle announced the plans of the pre-approved ADU Program with pre-approved designs for the public to use. The City is required by state law to implement a process for the pre-approved ADUs. Design Review is part of the process that the City has decided to implement, with the goal of the program to provide a lower cost, quicker permit path for these small one story dwelling units. Applicants can still choose to do a custom ADU and go through the normal design review process if they want to, this program simply provides another option for Applicants to use. Staff sent a Memo from the discussion in April 2024 that has some refreshers on the program as well.

Mr. Hamilton-Rolle stated that, as part of this program, ABR is in an advisory role rather than a true decision maker role. Staff is seeking the Board's recommendations to Staff to approve, approve with conditions or deny pre-approval of each design based on the project's merits. The recommendations made today are not a final appealable action.

Mr. Hamilton-Rolle explained how the program relates to the Santa Barbara Municipal Code and summarized the basic parameters of the program.

**2. PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number: [PRE2024-00096](#)  
Applicant: Yakov Zariadnov, Yakov Design

Proposal for Design Option A: Gable Roof, Traditional or Spanish Style and Design Option B: Flat Roof w/Parapet, Spanish Colonial Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A & B. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

Public comment opened at 4:25 p.m., and as no one wished to speak, it closed.

**Motion: Continue Design Options A and B indefinitely to Full Board with comments:**

1. Design Option A
  - a. The Board recommends the plate height be 8 feet.
  - b. The proportion of the doors and windows be studied with the height of the header of the doors and windows to be 6 feet 8 inches.
  - c. Consider a weather protection option at the entry door.
  - d. Provide a detail at the base of the wall material to cover the 8-inch curb.
  - e. Consider a rectangular attic vent.
2. Design option B
  - a. Keep the parapet height the same at 11 feet.
  - b. Provide a parapet detail showing the tile and further detailing of the molding below the tile.
  - c. The proportion of the doors and windows be studied with the head height of the doors and windows to be 6 feet 8 inches.
  - d. On Elevation C, provide a placement of the windows that is less symmetrical than shown.
  - e. Provide weather proofing at the entry door.

Action: Lauren Anderson / Six, 6/0/0. (Sofrin absent.) Motion carried.

**3. PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number:

[PRE2024-00097](#)

Applicant:

Yakov Zariadnov, Yakov Design

Proposal for Design Option A: Gable Roof, Traditional or Spanish Style and Design Option B: Flat Roof w/Parapet, Spanish Colonial Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A & B. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

Public comment opened at 4:53 p.m., and as no one wished to speak, it closed.

**Motion: Continue Design Options A and B indefinitely to Full Board with comments:**

1. The ledger board be expressed on all elevations.
2. Study the use of a sliding glass door in the bedroom in terms of a smaller opening.
3. Design Option A should express a completely hipped roof design.
4. There should be a weather covering over the front door.
5. The window over the bathroom should be relocated to reduce the number of openings on the front elevation.
6. Furnish a detail of the roof tile on the parapet.
7. The window details should have a trim of a certain dimensional width.
8. Reduce the number of exterior light fixtures.

Action: Whelan / Lauren Anderson, 6/0/0. (Sofrin absent.) Motion carried.

**\* The item was heard out of agenda order. \***

**4. PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number:

[PRE2024-00101](#)

Applicant:

Shawn Godkin, Godkin Design/Build Inc.

Proposal for Design Option A: Gable Roof, Traditional Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

Public comment opened at 4:03 p.m., and as no one wished to speak, it closed.

**Motion: Approve Design Option A with comments:**

1. There should be a minor simple bracket at the cantilevered beams of the entry door.
2. The double-hung window at the kitchen should be a single pane casement to reflect the feeling of the rest of the windows.
3. The two wall sconces on either side of the large front elevation window should be eliminated.

Action: Six / Lauren Anderson, 6/0/0. (Sofrin absent.) Motion carried.

**\* THE BOARD RECESSED FROM 5:08 TO 5:13 P.M. \***

**5. PRE-APPROVED ACCESSORY DWELLING UNIT**

Application Number:

[PRE2024-00103](#)

Applicant:

Adam Stickels

Proposal for Design Option A: Gable Roof, Spanish Colonial Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

Public comment opened at 5:16 p.m., and as no one wished to speak, it closed.

**Motion: Approve Design Option A with comments:**

1. The Board recommends providing more consistency with the window and door mullions.
2. The placement of windows be adjusted to be more symmetrical on the north elevation, and on the south elevation, to move the window outside where the gable connects to the eave.
3. The chimney height be reduced.
4. The light fixtures to be lowered.
5. Remove the lone light fixture on the left of the west elevation.
6. The chimney shall be expressed to full height of the ADU.
7. Specify the use of two-piece mission tile roofing.
8. Provide a weep screen detail with plaster past the foundation.

Action: Nuhn / Lauren Anderson, 6/0/0. (Sofrin absent.) Motion carried.

**6. PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number:

[PRE2024-00105](#)

Applicant:

Lucrezia DeLeon, Itzi House

Proposal for Design Option A: Craftsman Style (250 SF); Design Option B: Spanish Colonial Style (250 SF); Design Option C: Spanish Colonial Style (400 SF); Design Option D: Craftsman Style (400 SF).

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A, B, C, & D. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

Public comment opened at 5:33 p.m., and as no one wished to speak, it closed.

**Motion: Continue Design Options A, B, C and D indefinitely to Full Board with comments:**

1. The general design for both architectural style options is acceptable.
2. The Board looks forward to the revisions made by previous boards.
3. The side light to be removed from the front door.
4. The columns to be studied to be heftier and more harmonious with the roof and gable above.
5. The Board agrees with other boards the siding options should be all Board and Batt or all horizontal siding.
6. This Board recommends the right-hand side column be inset from the right-hand elevation.
7. Study ways to bring the ridge of the porch below the ridge of main house.
8. Add trim to the headers of the porch on the traditional option.

Action: Six / Nuhn, 6/0/0. (Sofrin absent.) Motion carried.

**\* MEETING ADJOURNED AT 5:48 P.M. \***