



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
TUESDAY, SEPTEMBER 3, 2024

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:

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

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, Six, and Sofrin
Members absent: None
Staff present: Kokinda, Earnest, and Saffell

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of **August 19, 2024**:

Motion: Approve the minutes of the Architectural Board of Review meeting of **August 19, 2024**, as amended.

Action: Whelan/ Black, 7/0/0. Motion carried.

C. Approval of the minutes of the Architectural Board of Review Consent meeting of **July 22, 2024**, **August 5, 2024**, and **August 19, 2024**:

Motion: Approve the minutes of the Architectural Board of Review meeting of **July 22, 2024**, as submitted.

Action: Whelan/ Sofrin, 7/0/0. Motion carried.

Motion: Approve the minutes of the Architectural Board of Review meeting of **August 5, 2024**, as submitted.

Action: Whelan/ Six, 7/0/0. Motion carried.

Motion: Approve the minutes of the Architectural Board of Review meeting of **August 19, 2024**, as submitted.

Action: Whelan/ Sofrin, 7/0/0. Motion carried.

D. Ratification of action taken on the Consent Calendar of August 26 and September 3, 2024.:

Consent Calendar August 26, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 2003 Red Rose Way	APN:035-342-008 PLN:2024-0095 Zone:R-2	Hamid Fallahi/ Zachary Ulrick, Ulrick Design	Project Design Approval and Final Approval
2.	Project Design Approval and Final Approval 418 E Micheltorena St	APN:029-022-004 PLN:2024-00324 Zone:R-M	418 EM, LLC/Jason Yardi, Managing Member/ Justin Beranich, Just In Time Permits	Project Design Approval and Final Approval
3.	Final Approval 301 W Cabrillo Blvd	APN:033-120-018 PLN:2023-00220 Zone:HC/P-R/SD-3	City of Santa Barbara, Waterfront Department/ Jerry Rocci, Rocci Design	Final Approval with comments

Motion: Ratify the Consent Calendar of **August 26, 2024**, as reviewed by Board Members Whelan and Sofrin.

Action: Whelan / Six, 7/0/0. Motion carried.

Consent Calendar Tuesday, September 3, 2024: *Staff to announce the action taken at the consent hearing*

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval 103 W Calle Crespis	APN:051-131-014 PLN:2024-00157 Zone:R-MH/USS	Calle Crespis, LLC/Court Durling, Managing Member/ Keith Rivera, Acme Architecture	Postponed to date certain September 16, 2024.

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

Ms. Kokinda announced and welcomed new Board Member Trey Anderson and is happy to be back and available to answer questions and/or provide needed support. For Board Members whose terms are ending in December 2024, Ms. Kokinda has reached out and informed of the deadline of September 25, 2024, at 5:00 p.m. through the City Clerk’s office. Please let Ms. Kokinda know if there are questions regarding the application submittal process. Staff is looking forward to Board Members reapplying and thanked the Board for their continued service to the City of Santa Barbara.

F. Subcommittee Reports:

Vice Chair Whelan reported as the appointed member of the Airport Subcommittee Commission Meeting for the Expansion. The meetings have concluded and now there is a phased plan for the Santa Barbara Airport with a 5-10 year timeline for the new terminal. Extensive concept drawings were presented. There was a series of 20 meetings, 3 public meetings, and now entering the lengthy environmental process. The community can expect some plan for the curb side improvements (pick up and drop off) within the next 5-10 years. Proposals for a parking garage is about 20 years out.

Board Member Six and Black thanked Vice Chair Whelan for his service.

(3:15PM) NEW ITEM: CONCEPT REVIEW

- 1611 CASTILLO ST**
Assessor's Parcel Number: 027-161-010
Zone: R-MH
Application Number: PLN2024-00244
Owner: Hideout Castillo SB, LLC
Brian Lezak, Managing Member
Applicant: Ellen Bildsten, Bildsten Architecture and Planning

(Proposal for five new residential units under the City's Average Unit Density (AUD) Incentive Program with five automobile parking spaces, four spaces provided in covered carports and one uncovered accessible space, and five bicycle parking spaces. The existing development includes a three-unit apartment building with three covered parking spaces and is proposed to remain. Building permits in review for site improvements including a new driveway, parking area, trash room, landscaping and for two new detached one-story special Accessory Dwelling Units (ADUs).)

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: 3:11 p.m.

Present: Ken Vermillion, Architect, Bildsten Architecture and Planning

Staff comments: Ms. Earnest stated that the project has undergone the first round of Application Completeness Review and there are numerous incomplete items to address from Zoning, Transportation and Environmental services. Looking for feedback from the Board on overall mass, bulk, scale, and everything for Concept Review.

Public comment opened at 3:23 p.m.

Written correspondence from D. Erdman, Mark H. Capelli, Juliana Erdman, Cheri McKinney, Pat Saley, Christine Neuhauser, and Linda Williams was acknowledged.

Public comment closed at 3:25 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board finds the basic mass, bulk and scale of the overall project is compatible, interesting and acceptable.
2. The Applicant shall find every means to rearrange the parking layout to minimize the extent of the motor court.
3. The Board supports the modification of the open yard being served in a common area given the size and quality of the open yards available.
4. The Board finds the architecture in general, including the materials and general expression of the forms is not compatible with the neighborhood.
5. The views of the project from Arrellaga to reflect more of the qualities that reflect the history of Santa Barbara.
6. The Board supports the massing of Unit F and its relationship to the street.

Action: Six / Sofrin, 6/1/0. (Chair Anderson opposed). Motion carried.

Individual comments: Chair Anderson's can support the direction of the contemporary style if the materials can be better defined as compatible with the neighborhood.

*** THE BOARD RECESSED FROM 4:18 TO 4:23 P.M. ***

(3:50PM) NEW ITEM: CONCEPT REVIEW

2. **311 W MONTECITO ST**
- | | |
|---------------------------|----------------------------------|
| Assessor's Parcel Number: | 033-031-004 |
| Zone: | C-2/SD-3 |
| Application Number: | PLN2024-00242 |
| Owner: | SBSR, LLC |
| | Cole Cervantes, Managing Member |
| Applicant: | Lonnie Roy, On Design Architects |

(Proposal to demolish the existing 889-square-foot short-term vacation rental and construct a new three-unit apartment building and an attached Accessory Dwelling Unit (ADU) with twelve bicycle parking spaces. The units are 1,143 square feet, 1,038 square feet, 991 square feet, and 565 square feet, respectively for a total of 3,737 square feet. No vehicle parking is proposed pursuant to AB-2097. Project requires Staff Hearing Officer approval of a Coastal Development Permit.)

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: 4:23 p.m.

Present: Lonnie Roy, Agent, On Design Architects.

Staff comments: Pilar Plummer, Associate Planner, stated this is a proposal to demolish an existing short-term rental and construct three new residential units and one Accessory Dwelling Unit (ADU). The purpose of this review is to receive design feedback in advance of Staff Hearing Officer consideration of the Coastal Development permit. Consistency with the Project Compatibility Findings will be made at Project Design Approval. This project will replace the prior hotel project that was presented to the Board.

Public comment opened at 4:34 p.m.

The following individual spoke:

1. Tim Werner

Public comment closed at 4:35 p.m.

Motion: Continue indefinitely to Staff Hearing Officer and return to Consent with comments:

1. Consider alternate locations for the backflow device.
2. Provide entry gate details.
3. Consider alternate locations for the condensing units.
4. The Board preliminarily finds consistency with the Project Compatibility Findings.

Action: Lauren Anderson / Six, 7/0/0. Motion carried.

(4:25PM) CONTINUED ITEM: CONCEPT REVIEW

3. **335 S MILPAS ST**
Assessor's Parcel Number: 017-285-003 & 017-010-089
Zone: C-2/S-D-3
Application Number: PLN2023-00331
Owner: Calle Puerto Vallarta Partners, GP, LLC
Austin Herlihy, Managing Member
Applicant: Jarrett Gorin, Vanguard Planning
Architect: Brian Cearnal, Cearnal Collective

(This is a revised project description. Proposal to demolish three of the four existing one-story commercial buildings; a two-lot subdivision (Tentative Map) to create two new lots out of the existing lot; retain the existing Tri-County Produce market with a new 3,689-square-foot addition, new 1,105-square-foot patio, and reconfiguration of the existing parking lot to include 41 automobile spaces; and construct a new 53-residential-unit, four-story mixed-use building with roof deck and ground level parking garage containing 54 automobile parking spaces, with two adjacent uncovered automobile spaces. The project is proposed under State Density Bonus Law (SDBL) and requests a concession for parking and waivers of variable density (bedroom count) standards, height, and open yard. Project requires Staff Hearing Officer approval of a Coastal Development Permit and Tentative Subdivision Map, and Community Development Director approval of the Density Bonus application.

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 November 27, 2023.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Nuhn recused himself from hearing this item.

Actual time: 4:40 p.m.

Present: Jarrett Gorin, Vanguard Planning, Jeff Horn Buckle, Nicole Horn (Carrer), Landscape Architect

Staff comments: Barbara Burkhardt, Project Planner, stated that the application for this project is currently incomplete, and the applicant is looking for feedback on the design on the current iteration, as this is a revised project description, so they can work on the Board comments and Staff comments at the same time. Transportation Planning had numerous comments on the driveways, loading area, parking and traffic that will need to be resolved. However, the Applicant would like the Board's comments today on the project as it is, in terms of the project compatibility findings for Project Design Approval.

Public comment opened at 4:58 p.m.

The following individual(s) spoke:

1. Marquina
2. Ute Soltner
3. Robert Laskoff
4. Caroline Howell
5. Stephanie Diaz
6. Tim Werner
7. Steven Johnson

Written correspondence from Tom Christensen and Ray Fazendin was acknowledged.

Public comment closed at 5:17 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board appreciates the significant reduction of the project by leaving the market and saving the iconic Tri-County produce structure.
2. The Board would like to see the architecture of the new front deck and trellis of the Tri-County Produce structure to be more harmonious with the architecture of the market and be more transparent to see more of the original architecture.
3. North elevation of residential units is improved, successful and the significant reduction is positive.
4. The Board is concerned with the apparent boxiness of the residential structure and recommends roof lines and roof plate heights to be varied to reduce the boxiness.
5. Suggests the roof line should be a steeper pitch that climbs up onto and encroaches on the roof deck to take advantage of more roof from distant sight lines.
6. Study roof balcony to be pulled back from the perimeter to articulate and extend roof heights.
7. West elevation two flanking masses are too boxy and should be differentiated and articulated especially at roof lines.
8. Study the solid balcony railing at the third-floor west elevation to separate the two flanking masses.
9. The 45-degree cuts at the west elevation flanking masses to be finessed and more articulated.
10. Suggests the balconies at the mid-section of the south elevation be more linear and reflect the successful massing at the north elevation.
11. The Board is concerned about the size and plainness of the green screens on both the north and south elevations and suggests more articulation with grillage and limit green screen to reflect openings and patterns in the building.
12. Provide weather protection for entry doors to the fourth floor of the courtyard.

13. Study increasing the room for the Italian Cypress at the north elevation.
 14. The Board is concerned with the neighborhood compatibility of Calle Puerto Vallarta and the size, bulk and scale of the south elevation be studied to reduce the apparent mass to bring it into compatibility with the neighborhood.
 15. Show footprints of all the structures along Calle Puerto Vallarta on the site plan.
- Action: Six / Whelan, 6/0/1. (Nuhn absent.) Motion carried.

*** MEETING ADJOURNED AT 6:22 P.M. ***

DRAFT