

**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

City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT MINUTES

SEPTEMBER 16, 2024

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

ATTENDANCE

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

CONTINUED ITEM: PROJECT DESIGN APPROVAL

A. **103 W CALLE CRESPIS**
Assessor's Parcel Number: 051-131-014
Zone: R-MH/USS
Application Number: PLN2024-00157
Owner: Calle Crespis, LLC
Court Durling, Managing Member
Applicant: Keith Rivera, Acme Architecture

(Proposal for an exterior remodel of existing triplex including new roofing, siding, garage and entry doors, exterior lighting, exterior painted finish, 6-foot tall property line metal fencing, 3.5-foot tall wood privacy fences, replace existing retaining wall with new 6-foot tall CMU retaining wall, replace concrete stairs and walkway with new concrete stairs and paving, modify existing wood deck railings, remove existing concrete and brick paving and add 786 sq. ft. of permeable pavers, add new landscape planting and irrigation, and construct new trash enclosure. Trash enclosure includes a new CMU retaining wall, varying from 1 – 5 ft. in height with a 42 in. metal guardrail, requiring a Minor Zoning Exception for the retaining wall to exceed 42 in. within the first 10 ft. of the property line.)

Project Design Approval is requested. Project requires compliance with the Project Compatibility Findings, Minor Zoning Exception Findings, and Urban Design Guidelines. Project was postponed from the September 3, 2024, agenda at the applicant's request.

Project Design Approval with comments:

1. Reconsider Brisbane box plantings to species not exceeding 25-30 feet tall (i.e. Stenocarpus).
2. 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.
3. The following Minor Zoning Exception criteria have been met:
 - a. The granting of such 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.
 - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.