



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JUNE 13, 2022

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
Lauren Anderson
David Black
Steve Nuhn
Leon A. Olson
Dennis Whelan

CITY COUNCIL LIAISON:

Mike Jordan

PLANNING COMMISSION LIAISON:

Roxana Bonderson

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Acting Design Review Supervisor
William Russell, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Board Member Anderson.

ATTENDANCE

Members present: Anderson, Black, Nuhn, and Olson
Members absent: Moore, Six, and Whelan
Staff present: Kokinda (3:09 – 4:00 p.m.); Russell; Kira Esparza, Commission Secretary; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Anonymous and Anna Marie Gott was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **May 31, 2022**, as submitted.

Action: Anderson/Olson, 4/0/0. (Moore, Six, and Whelan absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 13, 2022**, as reviewed by Board Members Anderson and Olson.

Action: Olson/Black, 4/0/0. (Moore, Six, and Whelan absent.) Motion carried.

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

1. Mr. Russell announced the following:
 - a. Item 3, 121 E Mason St. will be continued to the July 11, 2022 ABR Full Board meeting due to an error with the story poles installed. Staff requests that any members of the public that wish to speak on this item hold comments until the July 11, 2022 meeting.
 - b. The South Coast Housing Workshop will be held on June 22, 2022.
2. Board Member Olson announced that he will need a replacement for the Consent Calendar held during the first two weeks of October.
3. Board Member Anderson requested information on the possibility of providing a hybrid option for applicants.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

1. **8 OCEAN VIEW AVE**
Assessor's Parcel Number: 015-292-014
Zone: R-2/SD-3
Application Number: PLN2021-00478
Owner: Ross Vaisburd
Applicant: Keith Rivera, Acme Architecture

(The project consists of a voluntary lot merger of APNs 015-292-013 and 015-292-014 and demolition of all structures on those two lots, including a single family residence, detached garage, and two accessory buildings. One fruit tree and three palm trees are also proposed for removal. One single family residence, two duplexes, and two detached Special Accessory Dwelling Units are proposed, for a total of seven (7) units, five (5) of which are considered primary units and two (2) of which are accessory units. Fourteen (14) uncovered vehicle parking spaces (including 2 electric vehicle charging spaces), seven (7) bike lockers, and a trash enclosure are also proposed. On May 18, 2022, the Staff Hearing Officer approved a Coastal Development Permit (CDP2021-00022) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Project Design Approval is requested. Project requires compliance with the Project Compatibility Findings and the Urban Design Guidelines. Project was last reviewed [January 10, 2022](#).

Actual time: 3:09 p.m.

Present: Keith Rivera, Applicant, Acme Architecture; and Kalie Grubb, Landscape Architect, Arcadia Studios

Public comment opened at 3:26 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The applicant shall study the useful area of the common open space.
2. The applicant shall study the number of Hymenosporum flavum trees on Ocean Avenue.
3. The Board looks forward to the details of the window sills and tile next to it, as well as the final perforated metal balcony.
4. The applicant shall consider breaking up the wooden fence line along the east and north elevations.
5. The Board finds that the Compatibility Analysis Findings generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The design of the project is consistent with design guidelines applicable to the location of the project 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 particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale are appropriate.
 - d. There are no adjacent Landmarks or other nearby designated historic resources or natural features.
 - e. There project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

Action: Anderson/Black, 4/0/0. (Moore, Six, and Whelan absent.) Motion carried.

(4:00PM) CONTINUED ITEM: CONCEPT REVIEW

2. **533 E MICHELTORENA ST**
Assessor's Parcel Number: 027-580-001
Zone: R-M
Application Number: PLN2019-00173
Owner: Santa Barbara Land Holdings, LLC
Elizabeth McMahan, Managing Member
Applicant: Melisa Turner, DesignARC Inc

(Proposal for a new condominium development using the Average Unit-Size Density (AUD) program. Project consists of constructing a new 45-foot, six-unit condominium in the location of an existing surface level parking lot adjacent to an existing 48-foot, mixed-use condominium containing two residential units and 10,100 square feet of commercial medical office space. The resulting eight residential condominium units (six new, two existing) on the 21,258 square foot lot would have a residential density of 16.3 dwelling units per acre. The project proposes a total of 47 parking spaces, between a reconfigured surface parking lot and a new parking garage with parking lifts. The Planning Commission will consider a Tentative Subdivision Map, as well as a Front Setback, Interior Setback and Open Yard Modification for the proposed development.)

No final appealable decision will be made at this hearing. Project requires Planning Commission review for a Tentative Subdivision Map, Front Setback Modification, Interior Setback Modification, and Open Yard Modification. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on [March 9, 2020](#).

Actual time: 4:00 p.m.

Present: Mark Kirkhart, Architect, DesignARC Inc.; Melisa Turner, Applicant, DesignARC Inc.; Kim True, True Nature Landscape Architecture; and Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments: Ms. Arciniega stated that the project will go to the Planning Commission for the Tentative Subdivision Map and a few modifications. The area that this project is located in has been rezoned, and the land use designation in the general plan has also changed since the time that the upfront mixed-use condominium development was originally constructed. It is currently located in a residential multi-family zone, which has stricter setbacks that are tiered. Staff is supportive of the project due to the transitional nature of the neighborhood.

Public comment opened at 4:18 p.m.,

The following individual(s) spoke:

1. Pat Saley
2. Gary Hoffman

Written correspondence from Gary & Kay Hoffman, Deborah Higham, and Jeffrey E. Rohde was acknowledged.

Public comment closed at 4:24 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board appreciates the applicant's response to the Board's comments from the previous meeting.
2. The Board appreciates the location of the transformer and its screening.
3. The Board appreciates that the sidewalk has been continued.
4. The Board is in support of the size, bulk, mass, height, and scale of the project.
5. The architectural style is compatible with the neighborhood.
6. The project has appropriate landscaping and open space.
7. The Board could give the project Project Design Approval at the next meeting.

Action: Anderson/Olson, 4/0/0. (Moore, Six, and Whelan absent.) Motion carried.

(5:00PM) CONTINUED ITEM: CONCEPT REVIEW**3. 121 E MASON ST**

Assessor's Parcel Number: 033-084-005
Zone: OC/SD-3
Application Number: PLN2020-00139
Owner: SOMO SB, LLC,
Neil Dipaola, Managing Member
Applicant: Heidi Jones, SEPPS Inc.

(Revised proposal for a 60-foot mixed-use development in the coastal zone. Project entails demolition of existing structures, except for the 523-square-foot silo, and construction of an approximately 197,228-square-foot mixed-use development on a 2.1-acre site in the Funk Zone. A total of 155 residential units are proposed (142 rental units and 13 condominiums), of which 38 would be affordable at various levels, with a proposed density of approximately 74 units per acre. The project is proposed under a Development Agreement. Proposed nonresidential floor area totals 17,476 square feet. A total of 231 parking spaces are proposed (115 residential and 116 commercial) using a combination of standard spaces, mechanical lifts, and valet service. The project will be reviewed by the Planning Commission and City Council for consideration of a Coastal Development Permit and Development Agreement.)

No final appealable decision will be made at this hearing. Project requires Planning Commission consideration of a Coastal Development Permit and a Tentative Subdivision Map, and City Council consideration of a Development Agreement. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on [November 2, 2020](#).

Actual time: 4:48 p.m.

Public comment opened at 4:49 p.m.

Written correspondence from Harry and Jenny Bruell, David Dart, Linda West, Anne West, & Randy Ward, and James Rogers was acknowledged.

Public comment closed at 4:50 p.m.

Motion: Continue to the July 11, 2022 Full Board meeting due to an error with installed story poles.

Action: Anderson/Olson, 4/0/0. (Moore, Six, and Whelan absent.) Motion carried.

*** MEETING ADJOURNED AT 4:51 P.M. ***