



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

### APRIL 29, 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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**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/ABRVideos](http://SantaBarbaraCA.gov/ABRVideos),

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the Board may not have time to review written comments received after 9:00 a.m. on the day of the meeting.**

All public comment that is received before 9:00 a.m. the day of the meeting, will be published on the City's website at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

**VERBAL PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board's subject matter jurisdiction. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per person. **Pooling of time is not allowed for in-person or virtual public comment.**

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. The Chair will call your name when it is your turn to speak. At that time, you may approach the podium and speak into the microphone.

**VIRTUAL PUBLIC COMMENT PARTICIPATION:** Members of the public wishing to participate during public comment virtually (electronic participation) must "raise their hand" in the Zoom platform by selecting the virtual hand icon, or by pressing \*9 if calling by phone. When persons are called on to speak, the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the 'mute/unmute' icon or press "Alt+A" on the keyboard; If using a phone press \*6 to unmute.

#### ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION\*:

[https://santabarbaraca-gov.zoom.us/webinar/register/WN\\_EGA6-xpURJqQL1MjY74hCA](https://santabarbaraca-gov.zoom.us/webinar/register/WN_EGA6-xpURJqQL1MjY74hCA)

Phone number: +1 669 444 9171 | Webinar ID: 835 0528 9196

*\*applicants and applicant teams are required to participate in person.*

**INTERESTED PARTIES:** If you want to be listed as an interested party on an item, you have the following options available to submit a request: 1. Submit an e-mail request to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov), 2. Call the ABR Secretary at (805) 564-5470, ext. 4472, or 3. Submit a written request via US Postal Service (USPS); addressed to ABR Secretary, PO

NOTE: Agenda schedule is subject to change as cancellations occur.

Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). If you have any questions about the posted documents, contact Carly Earnest, ABR Assistant Planner, at (805) 564-5399 or email [CEarnest@SantaBarbaraCA.gov](mailto:CEarnest@SantaBarbaraCA.gov). You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

**PUBLIC HEARING PROCEDURE:** The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Discussion; and 8. Board/Commission Action.

**AMERICANS WITH DISABILITIES ACT:** If you need services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 4472. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**APPEALS:** Decisions of the ABR may be appealed to the City Council. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals may be filed in person at the City Clerk's office at City Hall or in writing via email to [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) and by first class mail postage prepaid within 10 calendar days of the meeting at which the Board took action or rendered its decision. Appeals and associated fee post marked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY:** State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See ABR Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Thursday, April 25, 2024, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). Approximate times are set for each item; however, the schedule is subject to change.

#### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures ([ABR Guidelines](#)). The specific ABR Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive to the meeting 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's participation at the meeting is required. If an applicant is not present at the meeting, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. (3.2.4)
- Substitution of plans is not allowed. (3.2.4)

#### NOTICE OF DIGITAL PLANS

***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](https://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project. **Applicants will be limited to 15 minutes for project presentation and a timer will be available for reference. It is at the Chair's discretion to allow applicants additional presentation time.**

## **GENERAL BUSINESS**

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Architectural Board of Review meeting of **April 15, 2024**.

C. Approval of the Consent Calendar of **April 22**, and **April 29, 2024**.

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

E. Subcommittee Reports.

## **(3:15PM) DISCUSSION ITEM**

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

Application Number: PLN2024-00093

Staff: Ted Hamilton-Rolle, Project Planner

(Staff presentation and discussion regarding the City's approach to the implementation of Assembly Bill 1332, which requires local agencies to develop a program for the preapproval of Accessory Dwelling Unit (ADU) plans.)

**No final appealable decision will take place at this hearing. Staff requests feedback on design parameters and considerations regarding the Architectural Board of Review's involvement in the pre-approval process for Accessory Dwelling Units under Assembly Bill 1332.**

### **[Staff Memo ADU Discussion\\*](#)**

*\*Available for view online at [SantaBarbaraCA.gov/ABR](https://SantaBarbaraCA.gov/ABR)*

**(3:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****2. 217 S MILPAS ST**

Assessor's Parcel Number: 017-251-007  
Zone: C-2/SD-3  
Application Number: PLN2022-00305  
Owner: Edward St. George  
Applicant: ON Design Architects

(Proposal to construct a two-story duplex over a new six-car carport and convert the existing four-car garage into an Accessory Dwelling Unit (ADU). The project is providing one replacement housing unit for the approved hotel at 302 W. Montecito Street (PC Resolution 20-017). Project received Staff Hearing Officer approval of the Coastal Development Permit on February 21, 2024.)

**Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Findings, Urban Design Guidelines and Staff Hearing Officer Resolution No. 010-24. Project was last reviewed by ABR on January 8, 2024.**

**(4:05PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****3. 350 HITCHCOCK WAY**

Assessor's Parcel Number: 051-240-029  
Zone: RS-7.5/USS  
Application Number: PLN2023-00335  
Owner: California Investments LLC  
Brett Godfrey, Managing Member  
Applicant: Nina Raey, RSI Group

(Proposal for exterior façade renovations to the existing Lexus dealership and permit as-built vehicle swing gates.)

**Project Design Approval and Final Approval are requested. Project requires compliance with the Project Compatibility Findings, Upper State Street Design Guidelines, and Urban Design Guidelines. Project was last reviewed on October 30, 2023.**

**(4:30 PM) NEW ITEM: PROJECT DESIGN APPROVAL****4. 1308 CACIQUE ST**

Assessor's Parcel Number: 017-233-018  
Zone: R-M  
Application Number: PLN2021-00530  
Owner: Emilio Ruggiero & Chelsea Rickman  
Applicant: Tom Ochsner, Thomas Ochsner Architect

(Proposal for a new 1,117 square foot two-story second residential unit and new two-car carport. The 6,745 square foot lot is developed with a 901 square foot one-story primary residential unit and 625 square foot detached Accessory Dwelling Unit (ADU).)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**