



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
TUESDAY, APRIL 2, 2024

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

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Anderson.

ATTENDANCE

Members present: Anderson (until 3:39 p.m.), Whelan, Black, Six, and Sofrin
Members absent: Nuhn
Staff present: Barbara Burkhart, Associate Planner; Earnest, and Saffell

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **March 18, 2024**, as submitted.

Action: Whelan/Black, 5/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 25, 2024**, as reviewed by Board Member Six.

Action: Six/Anderson, 4/0/1. (Whelan abstained. Nuhn absent.) Motion carried.

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

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. **205 ANACAPA ST**

Assessor's Parcel Number: 033-052-017
Zone: OC/SD-3
Application Number: PLN2023-00025
Owner: Hummingbird SB, LLC
Timothy B. Perr, Managing Member
Applicant: Jessi Finnicum-Schwartz, Anacapa Architecture

(Proposal for tenant improvements to Pali Wine Co. The improvements include a 159-square-foot demolition and 476-square-foot addition at Building A, replacement of the existing trash enclosure with a new trash enclosure, infill of a curb cut along Anacapa Street to conform with City standards, replacement of the parking lot with a new covered outdoor seating area, hardscape and landscaping, bicycle parking, demolition of an unpermitted exterior deck and shade structure, and associated minor exterior improvements including exterior paint color. Approval of a Coastal Development Permit by the Staff Hearing Officer is required.)

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: 3:05 p.m.

Present: Dan Weber, Principal, Anacapa Architecture; Tony Schonhardt, Design Director, Anacapa Architecture; and Rob Maday, Principal, Bosky Landscape Architect.

Staff comments: Ms. Earnest stated on behalf of Pilar Plummer, Associate Planner, that the project is here for Concept Review and should be continued indefinitely to the Staff Hearing Officer if the Board approves of the design. The Staff Hearing Officer will consider approval of the Coastal Development permit. The project is in the overlay of AB 2097 which means no vehicle parking needs to be provided for this project. The existing parking is proposed to be replaced with outdoor seating areas associated with the wine tasting use.

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

Motion: Continue indefinitely to the Staff Hearing Officer with comments:

1. The Board finds the plan nicely laid out.
2. The material palette can be studied further to lean towards either the Funk Zone or Santa Barbara style.
3. The Landscape palette should lean towards the California natives.

4. The Board looks forward to the detailing.
Action: Anderson/Whelan, 5/0/0. (Nuhn absent.) Motion carried.

*** THE BOARD RECESSED FROM 3:33 TO 3:39 P.M. ***

(3:45PM) NEW ITEM: ONE-TIME PRE-APPLICATION CONSULTATION

2. **102 W DE LA GUERRA ST**
Assessor's Parcel Number: 037-042-038
Zone: C-G
Application Number: PRE2024-00030
Owner/Applicant: 101 CP, LLC
Greg Reitz, Managing Member
Architect: Brian Cearnal, The Cearnal Collective

(Proposal to construct a new 5-story, 40-unit residential apartment building and 4-story self-storage facility with a basement level, mixed-use development on a 77-space parking lot. The site is located within the Priority Housing Overlay and Central Business District. The project would utilize AB-2097, the City's Average Unit Size Density Program, and State Density Bonus Law. No parking is proposed pursuant to AB 2097. A concession for height restrictions, and a waiver for open yard standards, as allowed under SDBL would be requested.

The property is adjacent to the El Pueblo Viejo Landmark District. The proposed project is adjacent to 101 W. Canon Perdido St., the historic telephone building constructed in 1927 and across the street from 113-115 W. De La Guerra St., a historic Spanish Colonial Revival style building designed by noted architects Edwards and Plunkett.

No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings and Urban Design Guidelines.

[Historic Significance Report*](#)

[Historic Structures Report*](#)

**Available for view online at SantaBarbaraCA.gov/ABR*

Actual time: 3:39 p.m.

Present: Brian Cearnal, The Cearnal Collective; Greg Reitz, Managing Member; Bob Cunningham, Landscape Architect, Arcadia Studio

Staff comments: Ms. Burkhart stated this is a Concept Review and Staff is looking for comments on broad issues such as site planning, general architectural style, and the project's relationship to its site and surrounding buildings. In terms of the adjacent historic resources, the design guidelines state that a balance between those resources and the new construction should be maintained. Staff is looking to the Board for any comments to ensure any new development is compatible with, and appropriately sensitive to, those resources. When the Applicant returns with a formal application, they will need to demonstrate sensitivity to historic resources and comply with specific guidelines. In general, the project compatibility with the neighborhood the Board would consider along with size, bulk and scale, and architectural style.

The project uses the State Density Bonus Law, and the City is required to grant certain waivers or concessions for this project. The Applicant is looking for concession on height and open space/yard for the units. It is at the Applicant's discretion which concessions they request.

Public comment opened at 4:00 p.m.

The following individuals spoke:

1. Shella DuMong
2. Kathleen Goo
3. Kelly Bartlett

Written correspondence from Joan Davidson, Agneta Albinsson, Pam Tanase and Shella DuMong was acknowledged.

Public comment closed at 4:05 p.m.

Board comments:

- Board Member Six understands the size of this project especially the self-storage is generated by economics, but economics is an immediate short term issue for the developer. This structure will be here for at least 50 -100 years and does not see how the Board can accept this kind of project, using economics as rationale. There should be a radical reduction of the storage unit component. The footprint is extremely problematic. There is no ability to have relief on the front street except for two feet. This project is extremely overbuilt, footprint and height wise. He cannot accept the massing and the rationale that it is due to economics. The space around the building is extremely limited. There is no opportunity for significant trees along the front, De La Guerra or the sides, and there needs to be indents significant for landscape to the ground. The Board has no faith that the green wall in this extent and size will be successful as there are a tremendous number of risks and opportunity for failures. There needs to be a lot of rethinking and radical reduction of project.
- Board Member Black agrees with Board Member Six. Visiting the site and imagining the 60-foot mass towering above the sidewalk was very troubling. The other buildings on West De La Guerra and Chapala are either one story or stepped back at the street. There is no step back on this project at all, it is at the sidewalk and troubling. The Board is not convinced that the self-storage structure being covered in green from an aesthetic perspective is going to be appealing in this neighborhood adjacent to the Historic District. The project is overall troubling.
- Board Member Sofrin agrees with Board Members Six and Black. This project is absurd as presented and looks like a Holiday Inn at Disneyland trying to conceal a parking garage. This is the wrong place to put this. The Applicant figured out the maximum they could build, to have the Board tell them to push down a little bit. The Board is surprised and positive the Applicant will return with a better version.
- Vice Chair Whelan gives commendations for achieving such a project with forty small units and storage. On the other hand, the Board does not feel it fits in our City. The bike storage is completely wrong and seems even dangerous. The bike entry storage entry should be on De La Guerra. He has no trouble with the sizes of the units. However, the massing on De La Guerra Street is totally inappropriate and should be setback. The tower element needs more work. Perhaps, the main entry has more expression, as the telephone building does. There are two Plateresque buildings, and the telephone building is remarkable. A highly decorated entryway is emblematic of a Plateresque style, if the applicant is trying to relate to that, he encourages them to express each floor level as that building does, perhaps a different ground floor height, with some arches at the ground floor; something to relate this as a "baby Bell Telephone building". The design in general

presents a harmonious character except for the storage building. The Board is not confident it will work, the Applicant will need to use green tinted concrete block to mitigate those years between planting and full lushness. Ivy walls come with a problem, they are wonderful homes for rodents and creatures you don't want to live with. There is not an adequate planting area for the walkways, plantings, or trees and there is a very thin presentation of those elements. Its close proximity and view from Chapala being the dividing line of El Pueblo Viejo seems to be out of character. Even if it were concrete block, it could express some modulation that related to the telephone building rather than trying to erase it with a green wall; seems like a thin premise. There is no usable functional, common, or private space for these very small units. Even though the applicant is allowed exemptions, there are no fundamentally livable, habitable living and dwelling spaces. Apart from the tower that tries to balance the historic resources nearby, the storage building fails in that regard and does not make any contextual balancing toward the adjacent buildings.

*** MEETING ADJOURNED AT 4:55 P.M. ***