



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
CONSENT MINUTES
APRIL 8, 2024

1:00 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

ATTENDANCE

Members present: Nuhn
Staff present: Earnest and Saffell

CONTINUED ITEM: FINAL APPROVAL

A. **114 W CALLE CRESPI**
Assessor's Parcel Number: 051-180-002
Zone: R-MH/USS
Application Number: PLN2023-00301
Owner: John and Wendy Esson
Applicant: Tom Ochsner, Thomas Ochsner Architect

(Proposal to construct a 743 square foot Accessory Dwelling Unit above the existing detached garage, demolish the built-in BBQ, and permit the as-built vinyl windows, as-built planter, and as-built 60 square foot laundry room. The site is currently developed with a two-story 8-unit residential building and detached garage.)

Final Approval is requested. Project must be in substantial conformance with the plans that received Project Design Approval on February 20, 2024.

Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1611 CASTILLO ST**

Assessor's Parcel Number: 027-161-010
Zone: R-MH
Application Number: PLN2023-00111
Owner: Michael Carlyon
Applicant: Ken Vermillion, Bildsten Architecture and Planning

(Proposal to replace existing asphalt driveway and dirt parking area with new permeable paver driveway and concrete parking slab, add concrete walls to retain existing unsupported grade, and replace existing wood stairs with concrete stairs.)

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

Project Design Approval and Final Approval with comments:

1. 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 as it is just paving and a retaining wall
 - d. The design of the project is appropriately sensitive and does not affect any adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas. No public views are affected.
 - f. The project includes an appropriate amount of open space and landscaping.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 103 W CALLE CRESPI**

Assessor's Parcel Number: 051-131-014
Zone: R-MH/USS
Application Number: PLN2024-00090
Owner: Calle Crespis, LLC
Court Durling, Managing Member
Applicant: Keith Rivera, Acme Architecture

(Proposal to retain as-built vinyl windows and sliding door that replaced steel sash single pane windows and sliding door, remove two exterior doors and replace with new vinyl windows, and remove two exterior doors and one window and infill openings with stucco finish to match existing.)

Project Design Approval and Final Approval are requested. Project requires compliance with the Urban Design Guidelines and Project Compatibility Findings.

Project Design Approval and Final Approval with comments:

1. 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.