



**City of Santa Barbara**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**  
**APRIL 15, 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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**CALL TO ORDER**

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

**ATTENDANCE**

Members present: Anderson, Whelan, Black, Nuhn, Six, and Sofrin  
Members absent: None  
Staff present: Kathleen Kennedy, Project 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 **Tuesday, April 2, 2024**, as submitted.

Action: Sofrin/Whelan, 5/0/1. (Nuhn abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 8, 2024**, as reviewed by Board Member Nuhn.

Action: Nuhn/Six, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **April 15, 2024**, as reviewed by Board Members Nuhn and Black.

Action: Nuhn/Sofrin, 6/0/0. 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) CONTINUED ITEM: CONCEPT REVIEW**

1. **523 W GUTIERREZ ST**

Assessor's Parcel Number: 037-222-006

Zone: R-MH

Application Number: PLN2023-00464

Owner: 523 W. Gutierrez St, LLC

Oliver Fries, Managing Member

Applicant: Shelby Messner Janke, SEPPS

(Proposal to demolish the existing single-family residence and detached garages and construct a nine-unit, 6,419 square foot, 32-foot high, three-story apartment building with nine parking spaces. The project utilizes the City's Average Unit Size Density Incentive Program (AUD) as well as the State Density Bonus Law.)

**No final appealable decision will be made at this hearing. Project will require compliance with the Project Compatibility Findings and Urban Design Guidelines. Project was last reviewed on February 20, 2024.**

Actual time: 3:08 p.m.

Present: Bobby Walker, Architect, BW Design; Clay Aurell, Architect, AB Design Studio; Katie Klien, Landscape Architect, RRM Design Group.

Public comment opened at 3:25 p.m.

The following individual spoke:

1. Pedro Petatan

Written correspondence from Lance Harriman was acknowledged.

Public comment closed at 3:27 p.m.

**Motion: Continue indefinitely to Full Board with comments:**

1. The Board appreciates the Applicants response to last meetings advisories and looks forward to the development of the project.
2. Continue articulating the northeast elevation balcony and railings.
3. Study potential window locations into the units with site sections showing lines of site from the neighboring yard to determine the sill height and consider raising sill heights for privacy issues.
4. Study an alternate type of tree by the staircase along the northeast elevation.
5. Confirm the size of balcony on northwest elevation.
6. Study the roof rake at the northwest location.
7. Consider showing on the northeast elevation and site sections an outline of the site wall and fence.
8. The Board is in support of the overall mass, height, bulk, and scale to move forward in project design with consideration of more accurate drawings.

Action: Anderson/Six, 6/0/0. Motion carried.

**(3:30PM) CONTINUED ITEM: FINAL APPROVAL****2. 1315 HUTASH ST**

Assessor's Parcel Number: 017-233-010  
Zone: R-M  
Application Number: PLN2021-00236  
Owner: Everardo Ruiz  
Applicant: Jose Sanchez, Design Studio 34

(Proposal for a 1,205 square foot second floor addition to the front residential unit, demolition of an as-built roof-deck extension to the rear residential unit, reconstruct existing carport, and retain as-built work including vinyl windows, driveway gate and stone wall. Request for a Minor Zoning Exception (MZE) to allow the gate and wall height to exceed 42" height located within the required front setback.)

**Final Approval is requested. Minor Zoning Exception Findings are required. Plans must be in substantial conformance with the plans granted Project Design Approval on April 3, 2023.**

Actual time: 4:02 p.m.

Present: Jose Sanchez, Designer, Design Studio 34

Public comment opened at 4:08 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members can support Final Approval today as presented? 4/2 Failed

**Motion: Continue to Consent for Final Approval with comments:**

1. The Applicant to successfully resolve the carport structure to be more compatible and part of architecture of the front porch and front additions.
2. The Board finds that 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.

Action: Six/Whelan, 6/0/0. Motion carried.

### **(3:45PM) CONTINUED ITEM: FINAL APPROVAL**

#### **3. 401 ½ OLD COAST HIGHWAY**

Assessor's Parcel Number: 015-291-010  
Zone: C-R  
Application Number: PLN2022-00285  
Owner: William Pritchett  
Applicant: Everett Woody

(Proposal to add three one-bedroom residential units to an existing three-unit residential development located on a 7,262-square-foot flag lot. The project is proposed under the Average Unit-Size Incentive (AUD) Program and State Density Bonus Law. Two units would be restricted to low-income households and one unit would be restricted to moderate-income households. The project includes concessions for open yard and bicycle requirements, as well as lower parking ratios. Project requires State Density Bonus Application approval by the Community Development Director and Design Review by the Architectural Board of Review.)

**Final Approval is requested. Plans must be in substantial conformance with the plans granted Project Design Approval on October 2, 2023.**

Actual time: 4:28 p.m.

Present: Everett Woody, Angeli De Covolo, Inc.

Staff comments: Ms. Earnest stated that this project received Project Design Approval on October 2, 2023, and was reviewed by the Architectural Board of Review on October 30, 2023, for Final approval and the minutes are available for review. In addition, the Case Planner, Kathleen Kennedy, is present for any questions.

Public comment opened at 4:32 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval as submitted.**

Action: Nuhn/Sofrin, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 4:34 TO 4:37 P.M. \***

**(4:05PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL****4. HIGHWAY 101 HOV IMPROVEMENTS**

Assessor's Parcel Number: ROW-3321  
Application Number: PLN2021-00373  
Owner: Caltrans District 5, Joe Erwin, District Contact/ City of Santa Barbara  
Applicant: Erinn Silva, GPA Consulting

(Proposal to construct 1.5 miles of high occupancy vehicle (HOV) lanes in addition to highway improvements on the highway mainline, and ramps to improve vehicle recovery and sight distance. The project limits extend from Olive Mill Road to approximately 0.5-miles north of the Cabrillo Boulevard northbound on-ramp (Post Mile 10.5 to Post Mile 12.3) and is referred to as "Segment 4E." Segment 4E is the last segment of an 11-mile HOV lane project from Carpinteria to Santa Barbara. The highway improvements also include reconfiguration of the Cabrillo Boulevard interchange to the standard right-hand side on- and off-ramps; two new bridges over Cabrillo Boulevard; the replacement of existing roadway pavement; installation of sound walls and retaining walls; and upgrades to drainage, signage, lighting, and barriers. All improvements are proposed within the existing public right-of-way. The Planning Commission granted approval of a Coastal Development Permit for the project on December 21, 2023.)

**Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 015-23, Project Compatibility Findings, Highway 101 Coastal Parkway Guidelines and Outdoor Lighting and Streetlight Design Guidelines. Project was last reviewed by ABR on November 28, 2022.**

Actual time: 4:41 p.m.

Present: Fred Luna, Santa Barbara County Association of Governments (SBCAG); Christine Anderson, Landscape Architect, Mark Thomas; Zach Siviglia, President, Mark Thomas; Dave Emerson, Caltrans.

Staff comments: Kathleen Kennedy, Project Planner, stated the project went to Planning Commission for a Coastal Development Permit and went through extensive review. There is an Environmental Impact Report (EIR) for the whole improvement project and this segment was covered under the EIR and considered as part of the review by the Planning Commission. The project is ready for Project Design Approval.

Public comment opened at 4:59 p.m.

The following individual spoke:

1. Thorn Robertson

Written correspondence from John C. Hall, Esq. was acknowledged.

Public comment closed at 5:01 p.m.

- Motion: Project Design Approval and continue indefinitely to Full Board with comments:**
1. The Board appreciates the work that has been put into this project and attention to detail.
  2. Column Placement. Move forward with flush columns to the edge of the deck and explore capitals on each column.
  3. Sounds Wall. The Board supports the Applicant's preference on the sound wall treatment as presented.
  4. Slope Paving. Please move forward with the Santa Barbara Sandstone cobble on the sloped underpass with randomly sized, small boulders.
  5. Median Barrier. The median barrier to be 36 inches high using the formliner option with no shadow line.
  6. Retaining Wall. The formliner option for the retaining wall shall be similar to that used at Mission Creek and Cabrillo Blvd. The Board will review the formliner layout at Final Approval.
  7. Truck Apron. The truck apron is to be Mission Creek cobble and there shall be a transition to Santa Barbara Sandstone cobble at the tear drop.
  8. The parkway under the underpass shall be Santa Barbara Sandstone cobble.
  9. 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.
- Action: Anderson/Nuhn, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 6:07 P.M. \***