City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW AGENDA TUESDAY, MAY 26, 2026

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

BOARD MEMBERS:
Lauren Anderson, *Chair*
Dennis Whelan, *Vice Chair*
Trey Anderson
David Black
Steve Nuhn
Richard Six
Will Sofrin

CITY COUNCIL LIAISON:
Wendy Santamaria

PLANNING COMMISSION LIAISON:
Lucille Boss

STAFF:
Tava Ostrenger, Chief Assistant City Attorney
Ted Hamilton-Rolle, Design Review Supervisor
William Russell, Assistant Planner
Kathleen Goo, Commission Secretary

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

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to 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. 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
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, 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. If you have any questions about the posted documents, contact Will Russell, ABR Assistant Planner, at (805) 564-5399 or email WRussell@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 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 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 postmarked after the 10th 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 3.2.1C for specific information.

NOTICE: On Thursday, May 21, 2026 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at 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 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 27, 2026**.

C. Approval of the minutes of the Architectural Board of Review Consent meeting of **April 27, 2026**.

D. Ratification of action taken on the Consent Calendar of **Tuesday, May 26, 2026**

Consent Calendar Tuesday, May 26, 2026: *Staff to announce the action taken at the consent hearing*

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 213 Cottage Grove Ave.	APN: 037-202-008 PLN: 2023-00405 Zone: C-G	Alejandra Aleman / Michael McGuire	To be announced
2.	Project Design Approval and Final Approval 1729 Villa Ave.	APN: 043-181-003 PLN:2026-00144 Zone: R-2	Sharon Kussman / Amy Von Protz	To be announced

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

F. Subcommittee Reports.

(3:15PM) DISCUSSION ITEM

1. **WATERFRONT ADAPTATION PLAN**

Reference Number: CITY2026-00011
Staff: Timmy Bolton, Senior Climate Adaptation Analyst

(The purpose of the Waterfront Adaptation Plan is to develop practical solutions to address coastal flooding and erosion for the next 30 years, while enhancing beach access, recreation, boating, and habitat.)

Staff requests Architectural Board of Review feedback on potential conceptual design options being considered for the Waterfront Adaptation Plan.

(3:35PM) NEW ITEM: CONCEPT REVIEW

2. **740 DOLORES DR**

Assessor's Parcel Number:	035-033-031
Zone:	RS-15/P-R
Application Number:	PLN2026-00108
Owner:	City of Santa Barbara Matthew Ward, Water System Manager
Applicant:	Kelly Bourque, Acting Supervising Engineer

(The project consists of replacing an existing 10-million gallon reservoir with two, buried 5-million gallon finished drinking water reservoirs, and associated on- and off-site improvements. The existing reservoir, and valve and pump station building will be demolished and replaced. Onsite improvements include a new valve and pump station building, landscaping, terraces and access roads. Offsite improvements include the replacement of a water transmission main along La Coronilla Drive, replacement of the Dolores Drive water main, and installation of a new reservoir outlet pipeline along Dolores Drive and Ricardo Drive. A pressure reducing valve station is to be relocated to Dolores Drive at Meigs Road. The project also proposes temporary use of 1633 La Coronilla Drive, a single-family residential home owned by the City of Santa Barbara, as construction offices.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Staff Memorandum*
**Available for viewing at SantaBarbaraCA.gov/ABR*

(4:05PM) NEW ITEM: CONCEPT REVIEW

3. **101 MESA LN**

Assessor's Parcel Number:	041-330-037
Zone:	E-3/SD-3
Application Number:	PLN2025-00544
Owner:	101 Mesa Lane LLC, Tammi Bedford, Managing Member
Applicant:	Sarah Bronstad, Brownstein Hyatt Farber Schreck LLP.

(The project site is 125,166 square-foot lot currently developed with one duplex (Windhover/Sandpiper) and three single-family residences (Dove, Pelican, and Bluejay), totaling 5 residential units. Additionally, the site contains one as-built single-family residence (Hummingbird) and one as-built accessory building (Owl) on site.

The project proposes the following:

- Windhover/Sandpiper: Demolition of 2,166 square feet of the existing duplex and 1,409 square feet of decks and patios. The duplex will be reconstructed as a 4,100 square feet structure, including a 637-square-foot basement, a 222-square-foot covered porch, and 1,150 square feet of decks and patios. The project also includes the legalization of as-built improvements to the Sandpiper unit, including metal roofing, wood siding, and new windows and doors.

- Hummingbird: Demolition of the existing 2,110-square-foot, two-story as-built structure and construction of a new 3,870-square-foot, two-story single-family residence.
- Owl: Demolition of the existing 961-square-foot as-built accessory structure and construction of a new 1,597-square-foot, two-story single-family residence, including 997 square feet of decking.
- Dove: A 297-square-foot addition to the existing single-family residence, along with a new 87-square-foot outdoor shower and 440 square feet of patio area.
- Pelican: Legalization of a 91 square-foot as-built addition and exterior improvements, including metal roofing, wood siding, doors, and windows, as well as the addition of a new outdoor shower and bathtub.

Additional proposed improvements include site drainage upgrades, driveway improvements, undergrounding of utilities, six covered and ten uncovered (unassigned) parking spaces, two bicycle parking spaces, new landscaping and irrigation, and a lap pool.

Planning Commission approval of a Coastal Development Permit, Performance Standard Permit, Floor Area Modification, and Parking Modification is required.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

(4:45PM) NEW ITEM: CONCEPT REVIEW

4. **219 W FIGUEROA ST**

Assessor's Parcel Number:	039-271-004
Zone:	C-G
Application Number:	PLN2026-00055
Owner:	Hawkes Investments, LLC, Eileen Ochsner, Managing Member
Applicant:	Tom Ochsner, Tom Ochsner Architects

(Proposal to demolish an existing 1,942-square-foot two-story single-family residence, a 340-square-foot garage, and all existing site paving, and redevelop the property with an Average Unit Density (AUD) project consisting of five duplex buildings containing a total of ten new studio units, including associated site improvements such as a new driveway and walkways, trash enclosure, BBQ area, landscaping, and bicycle parking.)

No final appealable action will take place at this meeting. Project Compatibility Findings and compatibility with the Urban Design Guidelines will be required for Project Design Approval.

(5:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

5. **335 S MILPAS ST**

Assessor's Parcel Number:	017-285-003
Zone:	C-2/S-D-3
Application Number:	PLN2023-00331

Owner:	Calle Puerto Vallarta Partners, GP, LLC. Austin Herlihy, Managing Member
Applicant:	Jarrett Gorin, Vanguard Planning Inc.

(The project is a qualifying Objective Housing Development Project, as described in Government Code Section 65589.5(h)(2). The project site is a 107,285.80 square foot (2.47 acres) lot located at the northeastern corner of the South Milpas Street and Calle Puerto Vallarta intersection. The site is a single legal lot but has been designated with two Assessor's Parcel Numbers: APN 017-285-003 and APN 017-010-080. The area designated as APN 017-285-003 is identified on the City's Regional Housing Needs Assessment (RHNA) Suitable Sites Inventory as having a RHNA capacity of 27 residential units, which the project exceeds. The area designated as APN 017-010-080 is subject to an easement in favor of Union Pacific Railroad (UPRR).

The project proposes the following:

- Demolition of three of the four existing commercial buildings onsite (~11,880 square feet);
- A two-lot subdivision (Tentative Map) to create two new lots out of the existing lot (107,591.80 square feet; 2.47 acres).
    - Proposed Lot 1: 32,276.18 square feet (0.74 acres) adjacent to South Milpas Street (southwest) and Calle Puerto Vallarta (southeast), containing the existing Tri-County Produce market.
    - Proposed Lot 2: 75,310.17 square feet (1.73 acres) adjacent to Calle Puerto Vallarta (southeast), east of Proposed Parcel 1.
- Retention of the existing 5,959-square-foot commercial building containing the Tri-County Produce market, with a new 4,071-square-foot addition, new 1,047-square-foot outdoor patio, and reconfiguration and expansion of the existing parking lot to include a total of 45 automobile parking spaces on Proposed Lot 1; and
- Construction of a new 45-unit (including three very-low-income units and one moderate-income unit), 4-story residential building with a roof deck and ground level parking garage containing 47 automobile parking spaces on Proposed Lot 2.

The proposal includes removal of all four existing onsite trees and seven of the 11 existing street trees; the four remaining street trees would be protected in place. The City Parks and Recreation Commission approved removal of the street trees, as well as their replacements, on November 21, 2024.

The proposal invokes State Density Bonus Law (SDBL) for a concession of parking requirements, and waivers of variable density (bedroom count), height, outdoor living space, and front setback standards. Staff Hearing Officer approval of the Coastal Development Permit and Tentative Parcel Map was granted; and determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15183 was made, on April 15, 2026.)

Project Design Approval is requested. Project approval is subject to the Project Compatibility Findings and compatibility with the Urban Design Guidelines, unless the application of these compatibility findings would result in disapproval of the housing development project, or condition approval in a manner that renders the housing development project infeasible, per Government Code 65589.5(d) & (f). Project was last reviewed for Concept Review on November 19, 2024.

SEE SEPARATE AGENDA FOR SCHEDULED CONSENT REVIEW