



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

AUGUST 31, 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. 4471, or 3. Submit a written request via US Postal Service (USPS); addressed to ABR Secretary,

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

PO 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. 4471. 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, August 27, 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 **August 3, 2026**.

C. Approval of the minutes of the Architectural Board of Review Consent meeting of **August 3, 2026**.

D. Ratification of action taken on the Consent Calendar of **August 31, 2026**.

Consent Calendar August 31, 2026: *Staff to announce the action taken at the consent hearing*

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	New Item: Concept Review 1715 Thomas Ave.	APN:043-193-009 PLN:2024-00302 Zone: R-M	Bailon Gaudencio / Ernesto Botello	To be announced
B.	New Item: Concept Review 22 Anacapa St.	APN:033-113-008 PLN:2026-00230 Zone: OC/SD-3	T Art Center, LLC Tammy Hughes, Managing Member / Jessi Finnicum-Schwartz, Anacapa Architecture	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. **LAWN REPLACEMENT OBJECTIVE DESIGN STANDARDS**

Reference Number: CITY2026-00016

Staff: Madeline Wood, Water Resources, City of Santa Barbara

(Staff is drafting amendments to Municipal Code Title 14 to comply with California's prohibition on irrigating nonfunctional turfgrass (Government Code § 10608.12 et seq.). As a complement to the ordinance amendments, the Lawn Replacement Objective Design Standards establish objective eligibility criteria, design requirements, submittal requirements, and review procedures for qualifying landscape replacement projects, making them easier, faster, and more predictable to approve while maintaining the City's water conservation, design, environmental, fire-safety, and historic-resource objectives. The purpose of this discussion is to provide an update to the Board and receive feedback on a proposed plant palette for lawn replacement projects.)

Discussion item for Lawn Replacement Objective Design Standards

(3:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**2. 1922 DE LA VINA ST**

Assessor's Parcel Number: 025-363-018
Zone: C-G
Application Number: PLN2024-00112
Owner: Op Orep De La Vina, LLC
Oliver Fries, Managing Member
Applicant: Rachel Hollander, RRM Design Group

(The project consists of a new one-, three- and four-story mixed-use development with 39 residential units and a remodel/reconfiguration of the existing nonresidential areas, proposed under the Average Unit-Size Density (AUD) Incentive Program and State Density Bonus Law. The residential units would be constructed above a ground-level podium parking structure. The project includes a 1,300 square-foot resident storage room, 38 vehicle parking spaces, one loading space, and 41 long-term and 12 short-term bicycle spaces. Access to the parking areas will be provided from the existing driveway off De La Vina Street. A Lot Line Adjustment with the adjacent parcel (APN 025-363-019) was approved separately resulting in a total lot area of 0.68 acres. The project includes 6 deed-restricted units (3 low-income and 3 moderate-income), one concession to allow relief from the residential parking requirements, one concession to allow relief from the affordable housing standards of SBMC §30.160.060, and a development standard waiver to allow a reduction in the open yard requirement. The project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] and Section 15332 [Infill Development] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval is requested. Project approval is subject to the Project Compatibility Findings, unless the application of these compatibility findings would result in disapproval or reduction of density 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 on August 3, 2026.

(4:00PM) FINAL APPROVAL**3. 515 W LOS OLIVOS ST**

Assessor's Parcel Number: 025-210-003
Zone: R-M
Application Number: PLN2023-00332
Owner: EC Los Olivos, LLC
Justin Egerer, Managing Member
Applicant: Matt Cebulla, Cebulla Associates

(The project proposes to demolish the existing 1,052 square foot single family residence and 152 square foot detached accessory building and construct a three unit, two story building, and a 22 unit, three story building on the 12,640 square foot lot. The project would provide a total of 25 residential units, with no vehicle parking spaces and 16 bicycle parking spaces. Five of the 25 units, representing 20 percent of the larger building, would be restricted to low-income households. The project is proposed as an SB 330 Builder's Remedy housing development.)

Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on July 8, 2024.

SEE SEPARATE AGENDA FOR SCHEDULED CONSENT REVIEW