

**BOARD MEMBERS:**

Kevin Moore, *Chair*  
Richard Six, *Vice Chair*  
Lauren Anderson  
David Black  
Leon A. Olson  
David R. Watkins  
Dennis Whelan

**CITY COUNCIL LIAISON:**

Mike Jordan

**PLANNING COMMISSION LIAISON:**

Roxana Bonderson

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Christina McGuire, Assistant Planner  
Mary Ternovskaya, Commission Secretary

# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### MINUTES

### FEBRUARY 8, 2021

3:00 P.M.

This Meeting was Conducted Electronically

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#### CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Moore.

#### ATTENDANCE

Members present: Moore, Anderson, Black, Olson, Six, Watkins (until 3:15 p.m.), and Whelan  
Members absent: None  
Staff present: Ostrenger (4:00 – 6:00 p.m.); Timmy Bolton, Associate Planner; Unzueta; McGuire; and Ternovskaya

#### GENERAL BUSINESS

A. Public Comment:

Written correspondence from Sunae Lee, Andrew Mester, and Lew Venegas was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **January 25, 2021**, as amended.

Action: Olson/Six, 7/0/0. Motion carried.

Motion: Approve the minutes of the Special Architectural Board of Review meeting of **January 29, 2021**, as submitted.

Action: Olson/Moore, 7/0/0. Motion carried.

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 1, 2021**, as reviewed by Board Members Moore, Whelan, and Black.

Action: Six/Black, 7/0/0. Motion carried.

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

1. Ms. McGuire announced that there will be an ABR Special Full Board meeting regarding the Police Station on February 12, 2021 at 1:00 p.m.

2. Board Member Watkins announced he will not be attending the Special ABR Full Board meeting on February 12, 2021 and is resigning from the Board effective immediately.

## E. Subcommittee Reports:

Vice Chair Six reported on the Highway 101 Subcommittee and that progress has been made with the engineers.

**(3:15PM) CONTINUED ITEM: CONCEPT REVIEW**1. **2407 BATH ST**

Assessor's Parcel Number: 025-053-008

Zone: O-M

Application Number: PLN2020-00341

Owner: Santa Barbara Cottage Hospital Foundation

Applicant: Kenneth Marshall

(Proposal for a new two-story, approximately 28,124 net square foot Pediatric Medical Office building with a two-level approximately 45,886 square foot subterranean parking garage. The project proposes to merge the 2403 Bath Street, 2407 Bath Street 310 E. Junipero Street, and 314 E. Junipero Street properties. All existing buildings and site development would be demolished. Three Oak trees are proposed to remain and be incorporated into the new landscape plan. The project received City Council designation as a Community Benefit Project on October 13, 2020.)

**This hearing is for the purpose of obtaining ABR comments on a requested Front Setback Modification and an Interior Setback Modification. These modifications were not previously identified by Staff. No final appealable decision will be made at this hearing. Project requires Planning Commission review for approval of a Development Plan. Project requires compliance with the Project Compatibility Analysis as well as the following guidelines: Urban Design Guidelines, Infill Design Guidelines, and Outdoor Lighting Design Guidelines. Project was last reviewed on November 2, 2020.**

Actual time: 3:20 p.m.

Present: Brian Cearnal, Applicant, The Cearnal Collective; Bob Cunningham, Landscape Architect, Arcadia Studios; and Tony Boughman, Associate Planner, City of Santa Barbara

Staff comments: Mr. Boughman stated that Staff had not previously identified the Front Setback Modification and Interior Setback Modification and requests that the Board provides comments regarding the modifications.

Public comment opened at 3:32 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Board is supportive of the proposed setback modification for the stair and accessibility ramps. The Board would prefer the aesthetics of both the stair and ramp to minimize the metal railing and maximize the sandstone appearance of those elements.
2. The Board looks forward to seeing the fully landscaped plans that shall incorporate these additions in the project.

Action: Moore/Six, 6/0/0. (Watkins absent.) Motion carried.

**\* THE BOARD RECESSED FROM 3:40 TO 4:03 P.M. \***

**(4:15PM) REVISED ITEM: CONCEPT REVIEW**

**2. 701 N. MILPAS STREET (FORMERLY 711 N. MILPAS STREET)**

Assessor's Parcel Number: 031-121-025  
 Zone: C-G  
 Application Number: PLN2015-00561  
 Owner: 711 N Milpas Partners, LP  
 Applicant: Tony Tomasello, RRM Design Group

(This is a revised project. Proposal for a new four-story mixed-use building consisting of 1,245 square feet of commercial retail space, 82 residential units (including 16 moderate-income affordable units), and community amenities consisting of a fitness room, leasing office, and business center with conference rooms. The project includes 104 residential parking spaces, including 22 spaces created by mechanical parking lifts, and 6 commercial parking spaces.)

**No final appealable decision will be made at this hearing. Project requires approval of a Development Agreement by the Planning Commission and City Council; Height Exception and Setback Modification by the Planning Commission; and Project Design and Final approvals by the ABR. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, and Outdoor Lighting Design Guidelines. Previous project was last reviewed on November 19, 2018.**

Actual time: 4:03 p.m.

Present: Jarrett Gorin, Applicant; Elijah Pierce, Applicant; Detlev Peikert, Applicant; Tony Tomasello, Applicant, RRM Design Group; and Kathy Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Kennedy stated that the applicant was originally requesting Final Approval but was denied. The applicant appealed to City Council and City Council upheld the appeal. The project has been revised and Staff has worked to develop a Development Agreement that requires approval by the Planning commission and City Council.

Public comment opened at 4:30 p.m.

The following individual(s) spoke:

1. Mark Alvarado
2. Ann Hefferman
3. Natasha Todorovic
4. Natalia Govoni

Public comment closed at 4:41 p.m.

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

1. Applicant shall study ways to distribute the mass of the building, particularly the street frontage, by taking advantage of the air space by the south and west parking lots.
2. The Board appreciates the transition of the project from contemporary architecture to a Spanish style architecture that is more compatible with the neighborhood.
3. Applicant shall further study ways to architecturally reduce, simplify, and unify the massing of the building by introducing more roofs at lower plate heights at some units below the open deck on Milpas Street; and restudying the location and height of the stair tower adjacent to the Milpas Street entry. Study reducing the mass along Milpas Street and consider providing uncovered balconies on the third floor units that are currently proposed with covered balconies.
4. The architecture shall be refined to eliminate the various turrets, towers, and arbitrary gables in order to provide a more simple and honest architecture.
5. The Board appreciates the placement of the windows and balconies and raised planters outside the balconies along Milpas Street to enhance the pedestrian experience.
6. The windows shall be restudied to provide more vertical proportions.
7. The Board recognizes that the Ortega Street elevation is approaching the idea of a simpler and more homogenous architecture, and the applicant shall move more of the other elevations in the same direction.
8. The rear elevation shall be studied to find solutions to unify the disjunction between the column supports on first floor and the rhythm of units above.
9. Applicant shall study making a different language, color, or other material difference for building B -East, differentiating it from building A and building B-West.
10. The Board will delay comments on the exceptions to height until evidence that the air space above the open air parking spaces cannot be utilized to reduce the amount of building requiring modifications and setbacks.

Action: Six/Whelan, 6/0/0. (Watkins absent.) Motion carried.

**\* THE BOARD RECESSED FROM 5:44 TO 6:00 P.M. \***

**(6:15PM) PROJECT DESIGN APPROVAL**

3. **1911 DE LA VINA ST**  
Assessor's Parcel Number: 025-362-009

Zone: C-G  
Application Number: PLN2020-00425  
Owner: Sam Tyler  
Applicant: Wade Mously  
Architect: Michael Holliday

(Proposal for a mixed-use remodel. Project entails remodeling multiple facades of an existing 5,535 square foot, one-story non-residential structure. Also proposed is the internal reconfiguration of the structure from office and laundromat space to an art studio and laundromat. Project proposes site improvements and a parking lot and vehicular circulation improvements. An Accessory Dwelling Unit will be permitted under a separate permit above a new six-vehicle tandem carport. Scope of work also entails landscaping improvements. No change to the existing single-unit residence is proposed. )

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on September 8, 2020.**

Actual time: 6:01 p.m.

Present: Michael Holliday, Architect; Cameron Hunt, CJM::LA; and Courtney Miller, Landscape Architect, CJM::LA

Public comment opened at 6:21 p.m.,

The following individual(s) spoke:

1. Matt LaBrie
2. Brad Frohling
3. Joshua Weitzman

Public comment closed at 6:28 p.m.

**Motion: Continue indefinitely to a meeting before March 30, 2021 with comments:**

1. Study the continued development of the entry element to approximate materials and imagery commonly associated with the Spanish colonial revival with a modern take on those elements
2. The approval be conditioned upon inclusion of a street tree located in right of way. Type and location shall be in consultation with the City Arborist.

Action: Whelan/Six, 5/0/1. (Anderson abstained. Watkins absent.) Motion carried.

**\* MEETING ADJOURNED AT 7:07 P.M. \***