

**BOARD MEMBERS:**

Kevin Moore, *Chair*
Richard Six, Vice Chair
Lauren Anderson
David Black
Leon A. Olson
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 SPECIAL FULL BOARD MEETING/WORK SESSION MINUTES FEBRUARY 12, 2021

1:00 P.M. – 4:00 P.M.

This Meeting was Conducted Electronically

CALL TO ORDER

The Full Board meeting was called to order at 1:02 p.m. by Chair Moore.

ATTENDANCE

Members present:	Moore, Anderson, Black, Olson, Six, and Whelan
Members absent:	None
Staff present:	Ostrenger, Unzueta, Timmy Bolton, Associate Planner; McGuire, and Ternovskaya

GENERAL BUSINESS

Public Comment:

The following individual(s) spoke:

1. Anna Marie Gott
2. Richard Closson

I. CONTINUED ITEM: CONCEPT REVIEW OF THE PROPOSED POLICE STATION**119 E COTA ST**

Assessor's Parcel Number: 031-240-017
Zone: M-C
Application Number: PRT2019-00601
Owner: City of Santa Barbara
Applicant: Brad Hess, Public Works Department
Architect: Cearnal Collective

(Proposal for a new three-story, approximately 53-foot high, 65,000 square foot Police Station, and associated 37.5-foot high, 86,000 square foot parking structure to accommodate 244 parking spaces, at the existing 1.61-acre Cota Commuter Parking Lot. Each structure would also have a subterranean level. Eight additional surface parking spaces would be provided. Existing Police operations, currently located at four separate sites, would be consolidated at the new project site. Grading includes 22,000 cubic yards of export. A total of 24 Tipuana tipu trees and 6 oak trees would be removed. The existing plaques commemorating the old Lincoln School would be relocated. Following ABR Concept Review, the Planning Commission will conduct a public hearing to consider the required findings for a Community Benefit project to exceed 45 feet in height. Project requires Development Plan approval by the Planning Commission)

No final appealable decision will be made at this hearing. Applicant requests ABR comments on their compliance with the Compatibility Analysis in order to move forward to the Planning Commission for discretionary approval related to the building height exception. Project requires compliance with the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on January 11, 2021.

Actual time: 1:18 p.m.

Present: Rebecca Bjork, Assistant City Administrator; Marylinda Arroyo, Police Captain, City of Santa Barbara; Jim McClaren, Senior Principal, MWL Architects; Brad Hess, Principal Project Manager, City of Santa Barbara; Brian Cearnal, Architect, Cearnal Collective; Courtney Miller, Landscape Architect; Kathleen Kennedy, Project Planner, City of Santa Barbara; Dan Hentschke, Assistant City Attorney; and Sarah Knecht, Assistant City Attorney, City of Santa Barbara

Staff comments: Ms. Kennedy stated that Staff is looking for comments to the Planning commission regarding the height exception request and Project Compatibility Analysis.

Public comment opened at 2:07 p.m.,

The following individual(s) spoke:

1. Richard Closson
2. Fred Sweeney
3. Anna Marie Gott

Written correspondence from Bob Cunningham, Patricia Saley, and Richard Closson was acknowledged.

Public comment closed at 2:16 p.m.

*** THE BOARD RECESSED FROM 3:27 TO 3:30 P.M. ***

Motion: Continue to the Planning Commission for return to the Full Board with comments:

1. Given the technical issues and requirements of the building in relationship to the base-flood elevation and the functional requirements for the floor-to-floor heights, the height of the building is acceptable. It is unreasonable to ask the applicant to lower the project significantly.
2. Although the Board is uncomfortable about the location of the entry and the amount of parking garage facing the main street, the Board understands the balance required between desirable public orientation and aesthetics, and the functional requirements of the program and the given site.
3. The Board appreciates the positive responses of the applicant to the Board's previous comments on the architecture and appreciates the improvements to the sensitive garage elevation.
4. The applicant shall further study breaking up, reducing, and provide a more inviting treatment to the garage elevation on Cota Street.
5. The Board appreciates the softening of architecture and looks forward to further detailing and design features that soften it even further. In particular, provide alternate solutions to the parapet at the garage in at least a portion of the elevation on the third floor, such as providing a semi opaque material and the removal of the modern canopy over the large window to the east of the Cota Street stair tower.
6. The Board appreciates the elimination of solar panels along the Cota Street elevation third floor garage.
7. The Board looks forward to seeing the architectural design refined.
8. Applicant shall work with Public Works Department on the use of the public parking areas along Santa Barbara Street.
9. At this level, the Board is comfortable about the project potentially meeting the Project Compatibility criteria as follows:
 - a. Without hearing anything contrary from Staff, 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 particular neighborhood surrounding the project. The style of the proposed architecture is a traditional Spanish style.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. The project serves an exceptional and unique purpose.
 - d. There are no adjacent Landmarks or other nearby designated historic resources or natural features.
 - e. There are no established scenic public vistas. Given the Board's understanding, both Cota Street and Santa Barbara Street views are not public view corridors.
 - f. The project includes an appropriate amount of open space and landscaping, especially considering the upper decks and roof gardens.

Action: Six/Olson, 4/2/0. (Moore and Anderson opposed.) Motion carried.

*** MEETING ADJOURNED AT 4:07 P.M. ***