

March 5, 2012 ABR minutes Actual time: 3:08

Present: Mark Kirkhart, Architect and Melisa Cinarli, Project Manager,
 DesignARC;
 Peter Lewis, Owner/Developer; Phil Suding, Landscape Architect.

Public comment was opened at 3:34 p.m.

Ernie Watson, expressed concern about the narrowness of the street and the need for street lighting.

Debra Whitson, representing owners of 411 Canon Perdido, concerned that parking lot will be impacted by visitors of 901 Olive.

A letter from Larry DeBusk expressing concerns with proposed height and massing was acknowledged.

Public comment was closed at 3:38 p.m.

Dan Gullett, Associate Planner, provided comments regarding parking requirements and responded to questions from the Board.

Motion: Continued two weeks to Full Board with the following comments:

1. Provide a complete neighborhood photo study
2. Study reducing the floor-to-floor plate heights.
3. Study the proposed massing and materials to accommodate an appropriate transition to the neighborhood residential and commercial buildings.
4. Study reducing the amount of screening shown on the existing commercial building for further recess from the street.
5. Study other potential architectural enhancements for the existing commercial building.
6. Provide a landscape plan that includes a study of maximizing landscape areas wherever possible.
7. Study utility needs and locations and show where they would occur.
8. The Board finds the parking modification has no aesthetic impact.
9. Applicant is commended for preserving the fig tree.

Action: Gradin/Rivera, 5/0/0. Motion carried. (Gilliland/Sherry absent)

March 19, 2012 ABR minutes Actual time: 3:49

Present: Mark Kirkhart, Architect, and Melisa Cinarli, Project Manager,
 DesignARC; Phil Suding, Landscape Architect.

Dan Gullett, Associate Planner, was available to respond to questions.

Public comment was opened at 4:12 p.m.

A letter from John C. Orr, representing the adjacent property, was acknowledged expressing concern for the required number of parking spaces and use of the easement.

Kellam De Forest: expressed concerned that the building was too modern when originally built and is now morphing into a larger project that is not compatible with the neighborhood nor with Santa Barbara.

Public comment was closed at 4:15 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

1. The Board is generally comfortable with the overall massing but looks for reduction in height.
2. Restudy the proposed metal screening on the existing building.
3. Return to the Full Board with additional details after Staff Hearing Officer review.
4. The proposed parking modification has no negative aesthetic impact.

Action: Gradin/Zink, 5/0/1. Motion carried. (Gilliland abstained, Poole absent)

May 29, 2012 ABR minutes Actual time: 4:15 p.m.

Present: Mark Kirkhart, Architect, DesignArc; Melisa Cinarli, Project Manager, DesignArc; and Phil Suding, Landscape Architect; Pete Lewis, Owner.

Public comment was opened at 4:33 p.m.

Mary Louise Days, expressed concern about the project's lack of neighborhood compatibility and proximity to two historic landmarks and the EPV district.

Grant Castleberg, expressed concern that the architecture is not compatible with the neighborhood.

A letter from Donald Sharp in opposition to the architectural style, and a letter in support from Monique Mansfield were acknowledged.

Public comment was closed at 4:42 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

1. Provide elevations with the metal siding and corrugated metal reduced or removed, and incorporating different design ideas for the building

material. Some metal is acceptable in some locations; however the amount of metal is a concern.

2. Positive comments were given for the dynamic building and proportions and scale that are appropriate to the neighborhood, and for the care in minimizing the proposed building height, and in preserving the existing tree and recognizing the existing trees along Olive Street.
3. Some Board members felt there are still opportunities for further reduction in building height.

Action: Zink/Poole, 7/0/0. Motion carried.

June 11, 2012 ABR minutes Actual time: 4:05 p.m.

Present: Mark Kirkhart, Architect, Melisa Cinarli, Project Manager, and Phil Suding, Landscape Architect.

Public comment was opened at 4:14 p.m.

- 1) Donald Sharpe, opposed; expressed concerns regarding the ABR not adhering to their stated goals and guidelines, project's proximity to the El Pueblo Viejo District (EPV), 50 foot building height, contemporary style not compatible with nearby craftsman style houses, not compatible with the neighborhood.
- 2) Ernest A. Watson, opposed; expressed concerns about lack of Santa Barbara architectural style, industrial style is not compatible in Santa Barbara, narrowness of Olive Street (also submitted letter suggesting widening Olive Street and on-street parking).
- 3) Mary Louise Days, opposed; expressed concerns that the proposed modern architecture is not consistent with Santa Barbara's reputation and heritage of traditional architecture, neighborhood incompatibility, and proximity to EPV.
- 4) Monique Mansfield, in support; appreciates increased landscaping including retention of Olive trees and Palm trees, reduction of building height, addition of residential component, proposed style is compatible with this neighborhood, the project is not located in EPV.

Letters in support from Mark Mansfield and Mark Wienke; and a letter in opposition from Ernest A. Watson were acknowledged.

Public comment was closed at 4:27 p.m.

Motion: Project Design Approval and return to the Full Board with the following comments:

- 1) The continued reduction of the mass, bulk and scale, and height, particularly along Olive Street and the elimination of the corrugated metal were appreciated. No further reduction is required.
- 2) Study alternatives to the perforated metal at the balcony railings.
- 3) Study additional opportunities to utilize a trellis on other elevations in addition to those on Canon Perdido Street.

- 4) Study opportunities to introduce additional locations for using sandstone, particularly on the existing masonry portion of the building along Canon Perdido St.
- 5) Restudy the color palette, particularly along Olive St., and to lighten the materials to relate more to traditional materials in the area; give some consideration to the adjacent red brick building to blend in with the neighborhood.
- 6) A majority of the Board supports the use of palm trees as street trees along the south elevation.
- 7) Project Compatibility criteria was analyzed with the conclusion that the project does not pose major inconsistencies with the criteria, with the following comments: a) the project is appropriate in size, mass, bulk, and scale; b) compatible with the desirable architectural qualities of the City; c) consistent with the design guidelines; d) compatible with the neighborhood; e) does not have impacts on adjacent landmarks or historic resources; f) does not have impacts on public views of oceans or mountains; g) provides appropriate landscaping; and h) preserves the existing large ficus tree.

Action: Rivera/Mosel, 5/0/0. Motion carried. (Gradin and Sherry absent.)