

Boughman, Tony

From: Monique Mansfield [momansfield9@gmail.com]
Sent: Monday, June 11, 2012 3:00 PM
To: Boughman, Tony
Cc: mcinarli@designarc.net
Subject: RE: 901 Olive Street - MST2012-00048

To the Architectural Board of Review:

This is an update to my previous letter submitted May 29, 2012 in support of this project. The overall increase in landscaping including flowering vines along the architectural screening of the building, the opportunity to relocate mature palm trees from the existing project to be planted along Canon Perdido in the public right of way, the addition of an Olive Tree where one appears to be missing on Olive Street and a further reduction of apartment heights enhances this well-designed and well thought-out project.

It is clearly the intention of this property owner to ensure the experience of the neighbors on the public right of way is pleasant and in keeping with Beautiful Santa Barbara.

Please approve this project as designed.

Sincerely,

Monique Mansfield

Monique J. Mansfield
1032 Olive Street
Santa Barbara, CA 93101
Tel. (805) 680-4980
Fax (805) 299-1804
momansfield9@gmail.com

 please consider the environment before printing this email

Shafer, Gloria R

Entered into TM:
✓ Entered into People
✓ Entered into Parcel/People
3-5-12
date completed initials
3-5-12

From: Larry De Busk [larrythelather@gmail.com]
Sent: Monday, March 05, 2012 10:42 AM
To: Community Development ABRsecretary
Subject: 901 Olive Street

Dear ABR Members,

I am concerned with the proposed height and massing of this building. It is inconsistent with surrounding development, particularly along the east side of Olive Street.

I like the idea of mixed use in this neighborhood, and I think a facelift for the existing building will be a benefit to the neighborhood. However, please carefully consider the height, number of stories and setback from the street in the context of the surrounding neighborhood.

Sincerely,
Lawrence De Busk
818 and 818-1/2 Olive Street

June 11, 2012

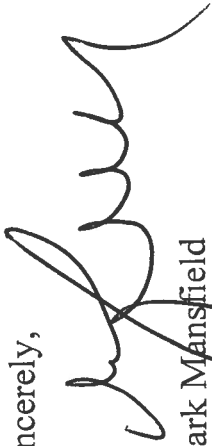
Re: 901 Olive Street
MST2012-0048

To the Architectural Board of Review:

My name is Mark Mansfield and I work for the County of Santa Barbara and have for the past 22 years. I live at 1032 Olive Street and have the opportunity to walk to my workplace on East Carrillo Street. I support this project for its ability to provide an opportunity for other members of the workforce to afford to live downtown and enjoy the benefits of this great walkable neighborhood.

I support this project and recommend approval.

Sincerely,



Mark Mansfield
1032 Olive Street
Santa Barbara, CA 93101

APR 6 11-12

Boughman, Tony

From: Mark Wienke [mark@wag-arc.com]
Sent: Friday, June 08, 2012 5:04 PM
To: Boughman, Tony
Subject: Letter to ABR - 901 Olive Street

June 8, 2012

Dear ABR,

We are in appreciation and support of this proposed project at 901 Olive Street. We own a house in the neighborhood, and have lived there since 1998.

Together with our dogs, we have spent many an hour walking about and looking at buildings and homes.

The neighborhood is a nice collection of various styles of architecture, and most notably a few very fine examples of contemporary and mid-century modern. I believe designing within this context is appropriate and more reasonable than other styles for this particular location.

We also applaud the proposal's use of a mixed use program, as it is an effective bridge between the commercial edge of downtown and the adjacent residential neighborhood. The proposal also works within the confines and contextualism of the immediate neighboring buildings.

We think it's appropriate to embrace all the fine styles of architecture in our community, and celebrate the unique micro-pockets of beautifully designed buildings and neighborhoods that exist in Santa Barbara.

Overall, the proposed building's scale and attention to detail are nicely refined.

Thank you for your time.

Mark Wienke + Nancy Cohen (owners)
1114 Olive Street
Santa Barbara, CA

DONALD G. SHARPE
680 COWLES ROAD
SANTA BARBARA, CA 93108

May 29, 2012

Architectural Board of Review
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: 901 Olive Street

ABR Members,

While a member of the H.L.C., I am writing this as a private citizen. Unfortunately have to be in Los Angeles today and cannot speak in person to this crucial matter.

This proposed project grossly violates at least two of the A.B.R. goals that define the major concerns and objectives of its review process.

1. Goal G, "to promote neighborhood compatibility", has been totally ignored by placing a very contemporary-designed overbearing structure into a charming primarily single story residential neighborhood. To ignore this fact and mimic the project after a very mediocre building, not belonging in Santa Barbara (in my opinion), is a shameful affront to our community and its established neighborhoods.
2. Goal H violation, "to encourage the preservation of pre-1925 and Hispanic styles of architecture" speaks for itself. These residential units in no way promote the most important tenet of the A.B.R. goals. This building is nestled amongst two very important Landmark structures and E.P. V. District and deserves more thoughtful design.

As a Board do you really care about your charge in Santa Barbara? Do you not read and follow these established A.B.R. goals?

Don Sharpe

RECEIVED
MAY 29 2012

CITY OF SANTA BARBARA
PLANNING DIVISION

May 29, 2012

Re: 901 Olive Street, MST2012-0048

To the Architectural Board of Review:

I live at 1032 Olive Street and am writing to you in support of the project design at 901 Olive Street. I have had the opportunity to review the design with Melissa Cinarli of DesignArc to understand all of the components of the project and am pleased as a neighbor in the R-3 zone that the project is in keeping with the neighborhood even though it is in the commercial zone. The office building on the corner of Olive and Canon Perdido and the vast open parking area has been underdeveloped for years. Knowing this project will keep the original vision of the contemporary office building and incorporate a much needed residential component while using Best Management practices is the type of project that should be supported in this neighborhood.

The development will enhance the appearance of the office building, preserve the Moreton Bay Fig and Olive Trees and add relief from the street even though it is not required while providing an adequate amount of parking that will no longer appear as a chasm of asphalt. The mixed use nature of office and residential is much needed in this downtown neighborhood and the design on this block is in keeping with the neighboring buildings (see photos)

Please approve this project as designed so the neighborhood can benefit from it for years to come.

Please feel free to contact me if you have any questions (805)680-4980

Respectfully,

Monique Mansfield

Monique Mansfield

ABR
rec'd
5-29-12



Adjacent building on Olive Street and Moreton Bay Fig to be preserved



Existing Contemporary Style Office Building to be updated but in keeping with the original contemporary design

Ernest A. Watson, A.I.A., Architects & Associates

one thousand one olive street, santa barbara, california 93101

June 9, 2012

City of Santa Barbara - Planning Division
630 Garden Street, Santa Barbara, California 93101

Re: Modification request for reduction of parking for the project 433 LCP LP, 901 Olive street/
433 E. Canon Perdido Street, APN 029-302-018, C-2 Zone, General Plan Designation:
Commercial Medium/ High Residential 15-27 DU/Acre (MST 2012-00048)

Attention: Mr. Tony Broughman, Planning Technician

Please forward copies of these pages to:

The Honorable City Council Man Mr. Dale Francisco
Planning Commissioner Mr. Bruce Bartlett

Dear Mr. Broughman:

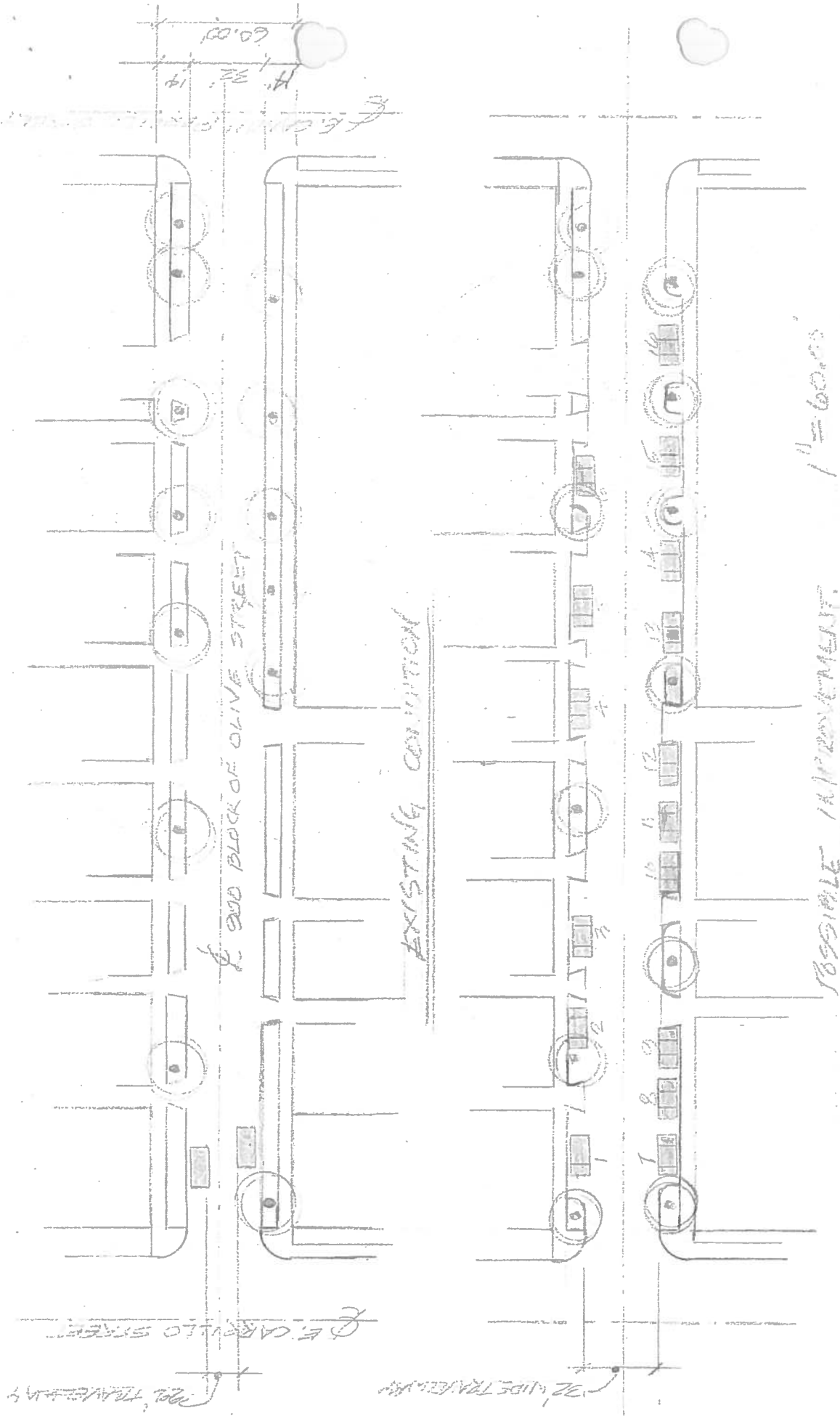
I'm enclosing a copy of a letter I mailed to you on May 8, 2012 which I hope you'll have time to forward it to the members of the Architectural board. I've also included a quick sketch of a possible solution to the problems of the 900 block of Olive Street. I believe it is one of the least expensive solutions available. I'm sure the city's traffic department can devise a scheme to widen Olive Street's travel way to connect our city's east and west sides by East Carrillo Street, our widest cross town street. I believe the developer asking for the modification should include the expense as part of the project.

Yours truly,



Ernest A. Watson

DISTRIBUTION DATE: 6/11/12
MEMBERS (R) ABR TECH
SR. PLANNER ASST. CITY ATTY.
APPLICANT'S AGENT(S)
ENTERED AS INT PARTY
ON DATE: 6/11 BY: klg



ERNEST A. WATSON, AIA
 ARCHITECT & PLANNING CONSULTANT
 1001 OLIVE STREET, (805) 963-2515
 SANTA BARBARA, CALIFORNIA 93101

Ernest A. Watson, A.I.A., Architects & Associates

one thousand one olive street, santa barbara, california 93101

May 8, 2012

City of Santa Barbara - Planning Division
630 Garden Street, Santa Barbara, California 93101

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To whom it may concern:

I wish to draw to the honorable members of the various discretionary commissions and boards certain facts and conditions I feel should be of some concern in your deliberations. circle the high school campus getting to the Milpas district. I know of two fatalities that have occurred at the Carrillo and Olive Street's intersection. Drivers many times race down Olive scrapping the parked cars of brushing rear view side mirrors off cars coming in the other direction up Olive. This narrow (bottle neck street) roadway should be widened. Remember this street was first called Canal Street around the turn of the century when the cities population was no more than 20,000 at most and horse and buggies were transportation.

Second, parking is very important on Olive. Many employees in the down town area use this area for day parking which must be preserved. The Olive trees, I suppose, need be kept, but maybe some of the parking could be laced in between the trees to the sidewalk edge. Stanley Drive in the Samarkand area has this solution. Also, in lieu of that Idea, maybe widening the street by moving the curbs 1 foot closer to the sidewalk which would not damage the trees providing a great deal more safety.

Third, Stop signs should be installed for Olive Streets both directions.

Fourth, In the past I've represented many clients in my architectural practice were they were required to provide many off site improvements for permission to change the character of an area. The 900 block of Olive Street is going to be heavily impacted by additional use due to this project and I feel it is time this part of Santa Barbara is brought into this century. As a condition of this modification the city should require the renovation of Olive Street.

Yours truly,



Ernest A. Watson

From: Mary Jane Reed
Sent: Monday, March 19, 2012 12:54 PM
To: 'tbaughman@santabarbara.ca.gov'
Cc: John Orr; Debra Whitson (bilwk@aol.com)
Subject: 901 Olive Street
Importance: High

Entered into TM:
Entered into People
Entered into Parcel/People
3-19-12
date completed initials

Mr. Baughman,

Mr. Orr requested that I forward the below to you:

Re: Proposed Development At:
901 Olive Street, Santa Barbara, CA

Tony,

Thank you for taking my call this morning. I represent the Scholle Building Trusts ("Scholle"), owners of the so-called State of California Building located at 411 East Cañon Perdido, adjacent to the proposed mixed use project located on property known as both 901 Olive Street and 433 Cañon Perdido ("901 Olive Street"). We understand the developers are asking the City for a variance or modification which would reduce the required parking spaces from a required 84 to 66 (by calculation of staff). The Scholle owners are concerned about the impact of the project on their property, and in particular, the impact of a reduction of the required number of parking spaces called for by local ordinance.

I am informed the "required parking space" calculation has been arrived at as follows:

A. Residential Calculation:

9 Studios @ 1-1/4 spaces per unit = 11.4, rounded to: 11

10 One Bedrooms @ 1-1/2 spaces per unit = 15

Guest spaces @ 1 per 4 = 4.7, rounded to: 5

31

Reduced by 50% because of mixed use = 15.5,
rounded to: 16

B. Commercial Calculation:

18,750 square feet ÷ 250 = 75

Reduced by 10% because total square footage
is greater than 10,000 square feet = 7.5 =
67.5 rounded to:

68

TOTAL: 16 + 68 = 84

It is worth noting that the existing ordinance scheme is already favorable to the proposed development. Without reductions called for by the ordinance, the required parking spaces would be 106.

As you know, the Scholle property maintains a parking lot for the benefit of its commercial tenants and their visitors. The 901 Olive Street property enjoys an easement for driveway purposes (ingress and egress, but not parking) over the northeasterly 20 feet of the Scholle property. This allows the owners and permittees of 901 Olive Street property to enter the Scholle lot but not to park there. Scholles are concerned that, if adequate parking is not provided on the 901 Olive Street project, the owners and visitors at 901 Olive Street will be parking in the Scholle property lot. Since Scholle's tenants have the general public as its "visitors", this cannot be remedied by a "private parking permit" solution. Short of hiring a security guard, Scholles would have the burden of policing visitors to or residents of the 901 Olive Street property. This is an unfair burden.

Parenthetically, but importantly, we note that the design drawings for the proposed development assume residents and visitors to 901 Olive Street will exit the structure and drive southeasterly on Scholle property. The Olive Street property has no legal right to "egress" on Scholle property other than the 20 foot easement referred to above. Simply, the planned exit is legally impossible.

Scholle has only recently focused on the impact of the proposed development on its parking lot. As it has in the past, it will continue to maintain neighborly relations with adjacent properties. Scholles request that the City examine the potential impact that the proposed development at 901 Olive Street will have on Scholle and either maintain the number of spaces called for by ordinance or impose conditions which will ameliorate the negative impact to the Scholle parking facilities.

JOHN C. ORR

Mary Jane Reed, Legal Assistant to John C. Orr
Ferguson Case Orr Paterson LLP
1050 South Kimball Road
Ventura, CA 93004
Phone: (805) 659-6800 Ext. 101
Fax: (805) 659-6818
E-Mail: maryreed@fcoplaw.com
www.fcoplaw.com

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