

**CONCEPT REVIEW - CONTINUED ITEM****4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043  
 Application Number: MST2004-00493  
 Architect: Jeff Gorrell  
 Owner: Olive Oil & Gas L P  
 Applicant: John Price

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

**(Second Concept Review. Project requires compliance with City Council Resolution No. 08-084.)**

(5:23)

Present: Jeff Gorrell, Architects, Sam Maphis, Landscape Architect, John Price, Owner, and Peter Lawson, Associate Planner.

Staff comments: Mr. Lawson reviewed a memorandum provided to the Board that summarized City Council Resolution, City Council minutes, and the Planning Commission minutes. Additionally, the City Council, on appeal, approved a three story building and provided direction in their Resolution to eliminate a second floor Modification along the north elevation, to restudy the tower element, to work with the Board to reduce the apparent bulk of the building with emphasis on compatibility with the Olive Mill Road neighborhood and study the relationship between the second and third floor setbacks to reduce the apparent bulk of the building.

Public comment of *action* minutes opened at 6:02 p.m.

**The following members of the public spoke in opposition:**

Michael Vance, Charles Crail, John Wallace, Harry Wallace, Sandy Wallace, Bill Horstman, Robert Burnap, Jim Fabio, Phoebe Alexiades, Jeff Farrell, Juesgen Behr, Tom Bollay, Danny Capris, Roxanne Nomvia, Robert and Kathleen Lorrain, Chris Wilkinson, Tony Fischer for Jim Westby, Delfina Mott, Marco Farrell, Bill Palladini (President of Montecito Association), and Derek Westen, Attorney (an email letter and identical hard copy letter were also acknowledged from Derek Weston).

An opposition email from Jean Von Wittenburg was acknowledged.

An opposition letter from Paula Westbury was acknowledged.

Mr. John Wallace also provided the Board with a copy of City Council minutes from the July 15, 2008, City Council meeting.

**The following members of the public spoke in support:**

Rob Vance, Leone Murphy, David Pintard, Ed Edick, and Linda Wellner.

Public comment closed at 7:05 p.m.

Dale Francisco, City Council ABR Liaison, clarified City Council action and comments from the final approved minutes at the July 15, 2008 City Council meeting. Mr. Francisco indicated that Council's final motion was to uphold the Planning Commission decision which passed by a 4 to 3 vote. Mr. Francisco read into the record the actual Council minutes. He was in the minority citing his reason for opposing the motion and that some Council members did not want a third floor. The majority of the Council did agree that the apparent mass, bulk, and scale of the project needed to be reduced. Council was reluctant to tell the ABR how to do these reductions.

Staff comments: At the request of the ABR, Mr. Lawson explained the previous actions and changes made by the Planning Commission. Mr. Lawson also reviewed the final minutes and read comments made by Planning Commissioners at their March 20, 2008 meeting.

**Motion: Continued indefinitely to Full Board with the following comments:**

**ARCHITECTURE:**

- 1) The Board is still satisfied with the direction that the proposed project is going aesthetically, but the Board continues to find problems with the massing of the third story.
- 2) Restudy the pedestrian aspects of the proposed project including the corner condition, the sidewalk, and paseo for more interesting dynamics and nicer aesthetics.
- 3) The Board understands that there is a lack of information regarding the number of tenants for the commercial spaces, but looks forward to future pedestrian-friendly proposals; such as fountains and axial experience. One suggestion is to have more doorways on the south portion of Coast Village Road to allow the ability to have more than one commercial space on Coast Village Road.
- 4) Regarding animation of the street experience: Restudy the type of windows and relationship to the pedestrian experience (window shopping).
- 5) The Board would like to see a focal element as seen from the axis of Jamison Road, such as architectural features, landscaping, a fountain or other element.
- 6) The Board finds that the crosswalk access across the street at the corner is minimal in nature and requests the applicant to re-examine that area.
- 7) Some Board members found the corner jack arch condition for the storefront windows to be acceptable in that they reference the Montecito Inn across the street. Some Board members found it lacked a pedestrian-friendly storefront shopping experience. Applicant to study and return.
- 8) A majority of the Board is concerned with the too prominent trash location and functionality. And it requires more study for solutions regarding different access point for trash removal.
- 9) The Board encourages the applicant to return with simple three dimensional massing studies and provide renderings of all sides of the proposed project. It is also extremely important to show elevations, including streetscape elevations, to show how the proposed project fits into the Olive Mill Road neighborhood.

**LANDSCAPING:**

- 1) Applicant to study the introduction of more landscaping on the north elevation between the driveway and the building.

Action: Manson-Hing/Mosel, 6/0/0. Motion carried. (Sherry stepped down, Aurell absent.)

\*\*\* THE BOARD RECESSED FROM 7:09-7:35 P.M. AND FROM 9:26- 9:29 P.M. \*\*\*

Present: Brian Cearnal and Joe Andrulaitis, Architects.

Public comment opened at 4:46 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 4:47 p.m.

- Motion:** Continued four weeks to return to Full Board with the comments:
- 1) O2 Units: Study the yellow color to dampen/mute the bright color.
  - 2) The gables are very dark and should have more contrast.
  - 3) H1 Units: The color is too close to the stone. Applicant to study a different and possibly contrasting color.
  - 4) Brackets should be introduced in different colors for additional contrast.
  - 5) The door surround entry for Units #3 and #4 are to be revised 4 to 6 inches for more projection.
  - 6) Entry for Unit #7 needs a slightly taller plinth above the column for the entry post base.
  - 7) Restudy entry Unit #7 for the detailing for the roof portion of the entry.
  - 8) The Board appointed Board members Manson-Hing, Aurell, and Blakeley to a subcommittee to review project proposals and to make project recommendations for approval by the Board.
  - 9) Board member Zink is scheduled to review the project at Consent Review.
- Action:** Aurell/Gross, 7/0/0. Motion carried. (Wienke stepped down).

**\*\* THE BOARD BRIEFLY RECESSED AT 5:07 P.M. AND RECONVENED AT 5:17 P.M. \*\***

**\*\* THE BOARD RECESSED AT 5:18 P.M. AND RECONVENED AT 5:42 P.M. \*\***

**PRELIMINARY REVIEW**

**3. 1298 COAST VILLAGE RD C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043  
 Application Number: MST2004-00493  
 Architect: Jeff Gorrell  
 Applicant: John Price  
 Owner: Olive Oil & Gas L P

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18.196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit. Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

**(Project requires compliance with City Council Resolution No. 08-084.)**

(5:43)

Present: Jeff Gorrell, Architect; Sam Maphis, Landscape Architect; Bettie Weiss, City Planner; and Peter Lawson, Associate Planner.

Bettie Weiss requested the Board observe previous City Council direction on nine specific areas and to include those areas in their comments.

Jeff Gorrell, Lenvik and Minor, presented the project to the Board and provided the information that the Board requested at the October 20, 2008 hearing.

Public comment opened at 6:55 p.m.

The following members of the public spoke in opposition to the proposed project:

Delphina Mott, Derek Weston, Robert Burnap, Phoebe Alexiades, Kathleen Laurain, John Wallace for Protect Our Village and speaking for Bill Horstman, Thomas Bollam, and Tony Fischer for Protect Our Village and speaking for Harry and Sandy Wallace.

An opposition letter from Paula Westbury was acknowledged.

Public support letters were acknowledged and read into the record from the following: Helen and Andy Arnold, Sharon Fisher, Ted Garner, Robert and Lois Gundry, Bob Latham, and Susan Evans.

Public comment closed at 7:32 p.m.

Mr. Lawson responded to several public comments, and addressed concerns regarding the parking garage entrance ingress and egress. Additionally, Mr. Lawson responded to an alternative parking proposal presented by a member of the public. The proposal was reviewed by Transportation Planning Division staff prior to the City Council appeal hearing and determined that it did not provide adequate maneuvering room.

Public comment reopened at 7:37 p.m. for a member of the public, Thomas Bollay, to respond to staff's comments regarding his proposed alternative parking plan. Mr. Bollay stated that the plans were prepared that day and were similar in configuration to a recently constructed City garage.

Public comment closed again at 7:43 p.m.

Straw vote: How many members of the Board believe the applicant has studied the relationship between the second and third story setback and reduced the apparent bulk of the building along Olive Mill Road, as well as, become compatible with the neighborhood, consistent with the direction of the City Council resolution? 4- no 3 - yes (Gross, Blakeley, Zink, and Manson-Hing no.).

**Motion: Continued indefinitely to return to Full Board with the comments:**

- 1) Provide bike parking on Coast Village Road.
- 2) Study locating the water meter, valves, and the backflow devices inside the on-grade parking garage.
- 3) Applicant to restudy and verify with the Transportation Division staff whether the drop-off zone off Coast Village Road is appropriate and not too close to the corner.

ARCHITECTURE:

- 1) The Board appreciates the design of the roofscape which allows for the future use of photovoltaic panels.
- 2) Continue to study the relationship between the setbacks and the third story elements along the Olive Mill side of the building, particularly between Units #1 and #2.

- 3) Restudy the banding between the second and third level as it appears more horizontal and large.
- 4) Study the detailing of the trim on the flat roof portion for a more authentic and old antiques conditioned roofline.
- 5) Restudy the horizontality of the ridge line of the west and northwest corner of the building and look for more ways to breaking up the massing, such as landscaping, which is still of concern to the Board.
- 6) Study the north elevation columns in front of the on grade parking area and how the columns relate to the floors above.
- 7) The west elevation facing the parking lot shall have more design articulation than is currently proposed.
- 8) A majority of the Board finds that the closet in the master bedroom for Unit #1, which is a bridge elevation that connects to Unit #7, should be removed to reduce the apparent size, bulk and scale of the building, and improve the views from the courtyard.
- 9) On the Coast Village element, study the use of textures, materials and color changes to enhance and to create a subtle difference in the materiality and massing of the building to fit in within the rhythm of the older buildings along Coast Village Road.
- 10) Continue to study the interior courtyard for more charm-giving elements.
- 11) Applicant to return with cross sections through the courtyard.

LANDSCAPING:

- 1) Applicant to study a landscaping solution to mitigate the size, bulk, and scale of north east corner of the building adjacent to the driveway. One Board member suggested softening of this north-east wall element with more texture and porosity in the wall.
- 2) Applicant to study and check with staff regarding compliance with the ordinance requirements, for the height requirements of plants in the pedestrian right of way.
- 3) Provide landscaping along the west property line.
- 4) Maximize the landscaping and minimize the hardscaping wherever possible, and to study softening the bend area (the east sidewalk bulge-back around the existing eucalyptus tree).

Action: Aurell/Mosel, 7/0/0. Motion carried. (Sherry stepped down).

**\*\* THE BOARD BRIEFLY RECESSED AT 9:00 P.M. AND RECONVENED AT 5:17 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 1309 BLANCHARD ST**

R-2 Zone

(30 min) Assessor's Parcel Number: 031-391-034  
 Application Number: MST2008-00535  
 Owner: Jose Luis Gonzalez  
 Architect: Jose Luis Esparza

(Proposal to construct a new 600 square foot, two-story, one-bedroom accessory dwelling unit with an attached 447 square foot two-car garage: a new 223 square foot second story addition, with a 62 square foot second story deck, to the existing 967 square foot main residential unit on a 5,125 square foot lot in the R-2 Zone. The proposal includes demolition of an existing 241 square foot studio unit and an existing detached 298 square foot, legal non-conforming, one-car garage. The proposal will include a total of three on site parking spaces, provided in a two-car garage and one uncovered tandem space. Also proposed is 200 cubic feet of lockable storage space, for each unit, located inside the proposed two-car garage.)

**(Comments only; project requires Environmental Assessment.)**

**Motion: Preliminary Approval and return to the Consent Calendar with the following conditions:**

ARCHITECTURE:

- 1) Return with details for the roof overhang, including rafter tails.
- 2) Return with a color board and provide manufacture colors to match the existing building.

LANDSCAPING:

- 1) Return with a complete site landscape plan showing all existing landscaping and any improvements on the property; include any existing parkway landscaping or other proposed improvements.
- 2) Return with additional information regarding the existing fence along the front property line that is being altered to comply with the City height requirements. The altered fence is to look like a finished product at the end.

Action: Zink/Gilliland, 7/0/1. Motion carried. (Aurell abstained, Blakeley absent).

**\*\*\* THE BOARD RECESSED AT 4:57 P.M. AND RECOVERED AT 5:26 P.M. \*\*\***

**PRELIMINARY REVIEW**

**4. 1298 COAST VILLAGE RD**

**C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043  
 Application Number: MST2004-00493  
 Architect: Jeff Gorrell  
 Applicant: John Price  
 Owner: Olive Oil & Gas L P

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to, include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit. Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

**(Project requires compliance with City Council Resolution No. 08-084.)**

(5:26)

Present: Jeff Gorrell, Architect: Sam Maphis, Landscape Architect; and Peter Lawson, Associate Planner.

Public comment opened at 5:57 p.m.

An opposition email from Ms. Michael Self was acknowledged by the Board, with the request to the Board to reduce the mass, bulk, and scale of the project.

An opposition letter from Paula Westbury was acknowledged by the Board.

A submitted a letter from Kellam de Forest was acknowledged by the Board and read into the record.

The following members of the public expressed opposition to the proposed project:

Phoebe Alexiades, Tom Bollay, Sandy Wallace (also submitted letter), Peter Van Duinwyk, Robert Lorrain, Robert Bernap, John Wallace (also submitted letter), Tony Fischer (also submitted letter), and Derek Westen.

The following members of the public expressed support for the proposed project:

Dave Pintard, Ed Edick, and Leone Murphy.

Mr. Lawson clarified the following:

1. The Transportation Division reviewed the proposed project's parking lot design as well as an alternative plan presented by an interested party.
2. The alternative plan included additional parking spaces in the below grade portion of the parking area; however the Transportation Division determined that there is insufficient space for these additional parking spaces.
3. Transportation Division determined that the vehicular maneuvering room and ingress and egress are adequate for the surface parking lot.
4. The Solar Ordinance is not applicable to the project lot as the ordinance applies to residential *zoned* lots. The project approved by City Council included a rezone of a portion of the lot to C-1 zoning, consistent with the General Plan.
5. The Coast Village Business Association presented a vision plan for Coast Village Road to the City Council in December 2008 as part of the Plan Santa Barbara hearing. To date there is no additional overlay for Coast Village Road beyond the current Zoning Ordinance, the Local Coastal Plan or General Plan.
6. The term "substantial" does not appear in the City Council Resolution No. 08-084.
7. The Planning Commission approval was appealed to City Council. In July 2008, Council upheld the Planning Commission approval except for denying the second floor modification along the northern property line.

Public comment closed at 6:26 p.m.

Straw vote: How many of the Board would like the applicant to study the 10 to 12-inch off-set (relief) along the front façade of the building? 4 - yes, 3 - no (passed).

**Motion: Continued two weeks to Full Board with comments:**

ARCHITECTURE:

- 1) The Board feels the mass, bulk, and scale is acceptable as presented with the following comments:
- 2) Return with further architectural embellishment on the northwest (rear) elevation above the garage (opening).
- 3) Study the northwest corner, particularly Unit #8 facing the Longs Drug parking lot and its architectural detailing, particularly the way a portion of the third floor over the patio is supported by a beam and offset column.
- 4) Applicant to return with more courtyard details for an in-progress review.
- 5) Study the articulation for a 10 to 12-inch off-set (relief) at the front façade of the building along Coast Village Road.
- 6) Provide suggestions for breaking up the massing of the northwest side of the building.

LANDSCAPING:

- 1) Provide more landscaping on the northwest corner of the property.
- 2) Provide in-ground plantings adjacent to the building where feasible.
- 3) The landscape plant palette should be more elegant.

Action: Gross/Zink, 6/1/0. Motion carried. (Manson-Hing opposed, Sherry stepped down, Blakeley absent).

**Motion:** **First Concept Review of "Concept B" the Office Proposal. Continued indefinitely to Planning Commission and return to Full Board with comments:**

OFFICE BUILDING CONCEPT:

- 1) The Board appreciates the alternative application presented as a superior solution compared to the hotel solution.
- 2) The office building on the corner of Hitchcock should relate better to corner in its architecture.
- 3) The open yard space at State Street could be relocated into the center of the housing project.
- 4) Carry forward all the previous hotel proposal ("Concept A") comments (incl. light wells in the parking garage, similar to the approach at the Ralphs Store at Chapala and Carrillo Streets).
- 5) Study reducing the 40-foot paved width area at the entrance to the complex between the park and the office building.
- 6) Study the relationship of the affordable units to the adjacent office parking and common open space, and consider mixing the affordable units into the residential project component.

Action: Zink/Rivera, 9/0/0. Motion carried.

**PRELIMINARY REVIEW**

**3. 1298 COAST VILLAGE RD**

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**(Project requires compliance with City Council Resolution No. 08-084.)**

(5:28)

Chair Manson-Hing explained that at the beginning of the meeting a comment on the February 9<sup>th</sup> draft minutes regarding the interior elevations will be reviewed during an in-progress review after preliminary approval and before final approval is granted.

Present: Jeff Gorrell, Lenvik & Minor Architects; Sam Maphis, Landscape Architect; and Peter Lawson, Associate Planner for the City of Santa Barbara.

Public comment opened at 5:43 p.m.

An opposition letter from Paula Westbury was acknowledged by the Board.

The following members of the public expressed concerns and opposition to the proposed project: John Wallace, Tony Fischer for Protect Our Village (submitted a letter), Tom Bollay, Peter Van Duinwyk (Montecito Association).

The following members of the public expressed support for the proposed project: Linda Wellner and Jeff Overeen.

Public comment closed at 6:00 p.m.

Mr. Lawson clarified that the parking design and location of the underground parking were points of concern at City Council's appeal hearing in July 2008. As discussed before and at the hearing, both Transportation Division and Engineering staff determined that the proposed project design and layout were adequate in terms of both the surface, as well as, the below ground parking. Also, regarding the third modification request for a covered balcony facing Coast Village Road, the Ordinance allows *uncovered* balconies to encroach into a setback up to approximately 3 feet, but the Ordinance does not address *covered* balconies such as the requested 3-foot covered balcony encroachment into the setback; however, this modification request was reviewed and approved by both the Planning Commission and by City Council.

**Motion: Preliminary Approval and continued indefinitely to Full Board with conditions:**

- 1) The Board appreciates the applicant's effort on the amount of requested detailing of the proposed project, which is moving in a very positive direction.
- 2) Applicant to return to the Full Board for an In-Progress Review regarding the internal/courtyard elevations.
- 3) Study the northwest elevation (at the third story, unit 8) for further details and architectural embellishments.

Action: Mosel/Rivera, 8/0/0. Motion carried. (Sherry stepped down).

Staff informed the Board that Tony Fischer submitted a letter from Orosz Engineering to be distributed to the Board, after the public comment period had closed. The letter is available to distribute to each Board member and a copy will be available in the ABR File.

Staff clarified that Mr. Fischer's request for public disclosure made during public comment was in regards to the request made by Mrs. Sandy Wallace to meet with the Board in a separate meeting outside of a regular scheduled ABR meeting to discuss the project at 1298 Coast Village Rd. Staff responded to Mrs. Wallace's request for a separate meeting and stated that at her request the Board was informed of her request for such a meeting, however, she was also advised that city staff would not participate in nor facilitate any such meetings outside of the regular city scheduled ABR meetings. The Board members acknowledged that they received the email from staff. The Board acknowledged that no Board member had participated in any such meeting, with Mrs. Wallace or any other individuals regarding this project, and therefore there was no need for public disclosure.

**\*\* THE BOARD RECESSED AT 6:22 P.M. AND RECONVENED AT 6:50 P.M. \*\***