

ATTACHMENT 1

TO: Santa Barbara City Council

FROM: Fae Perry and LEED Santa Barbara, LLC

DATE: April 20, 2010

RE: 617 Bradbury, Santa Barbara – MST2007-00559

On December 8, 2009, the referenced City Council heard the appeal regarding the above referenced mixed-use development. The project was continued and Applicant was directed to return to the Architectural Board of Review to 1) reduce the project in size, bulk and scale, consisting of at least 1/6 of the bulk of the rear building; 2) look at whether there are some Victorian or Craftsman elements that can be added and that are compatible with the neighborhood; and 3) to retain the front yard setback.

The ABR unanimous found that Applicant successfully addressed the criteria of the City Council motion for a reduction in the mass, bulk and scale, successfully incorporated the Victorian elements from the neighborhood and retained an appropriate amount of open space and front setback. Additionally, the ABR found that the proposed design is successful for this transition residential/commercial neighborhood and met all compatibility analysis criteria. Please see attached summary.

Applicant asks City Council to approve the project as submitted.

SUMMARY

June 29, 2009 - Applicant received the Architectural Board of Review's ("ABR") support of the design and continued the item to the SHO with comments from the ABR "that the size, bulk and scale were appropriate."

July 15, 2009 – SHO found that the revised project adequately responded to the direction previously given and approved the project. Subsequently an individual from the Brinkerhoff Historical Landmark's District (a district that Bradbury is not a part of) appeal the approval and Planning Commission overturned the approval.

December 8, 2009 - City Council heard the appeal of Planning Commission's denial of a project. The staff recommendation was "[t]hat Council uphold the appeal filed by David Lack to reverse the Planning Commission denial of the project, and approve the Modification and Tentative Subdivision Map, subject to the conditions of approval and findings outlined in Staff Hearing Officer Resolution No. 062-09 (MST2007-00449); direct applicant to restudy the architecture, and to submit to the Architectural Board of Review (ABR) a project with an architectural style similar to that of the buildings on the west side of Bradbury Avenue; and direct the ABR to allow a slight increase in the size, bulk and scale of the project, as required to change the architectural style of the building."

Council continued the hearing to a date uncertain and to directed staff to return the project to the Architectural Board of Review with direction to: 1) reduce the project in size, bulk and scale, consisting of at least 1/6 of the bulk of the rear building; 2) look at whether there are some Victorian or Craftsman elements that can be added and that are compatible with the neighborhood; and 3) to retain the front yard setback.

February 8, 2010 – ABR meeting - In response to Council's directives, Applicant:

DIRECTIVE: 1) reduce the project in size, bulk and scale, consisting of at least 1/6 of the bulk of the rear building. Applicant reduced the project in size, bulk and scale, of 1/5th of the bulk of the rear building.

DIRECTIVE 2) look at whether there are some Victorian or Craftsman elements that can be added and that are compatible with the neighborhood. Applicant studied Victorian and Craftsman elements and added more of those to the project, including modifying the porch enclosures, adding cornices, and increasing the use of the lapboard sided elements.

DIRECTIVE 3) to retain the front yard setback. Applicant retained the front yard setback.

ABR continued the project indefinitely to Full Board with comments: 1) The Board appreciates the project's direction with the integration of the neighborhood's

architectural style and reduction in mass, 2) study methods to further reduce the massing, in particular at the rear third story, 3) study a more consistent and authentic integration and use of other architectural elements throughout the project, 4) return with a presentation of the proposed project in three-dimensional images.

March 22, 2010 – ABR meeting – Applicant further reduced the mass as directed by ABR and the Board unanimously found that applicant had successfully addressed the criteria of the City Council motion for a reduction in the mass, bulk and scale, successfully incorporated the Victorian elements from the neighborhood and retained an appropriate amount of open space and front setback. Additionally, the ABR found that the proposed design is successful for this transition residential/commercial neighborhood. ABR comments on the Compatibility Analysis stated:

1. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
2. The project's design is compatible with the City and successfully incorporates the architectural elements appropriate for the character of the neighborhood.
3. The project's mass, bulk and scale are appropriate for the site and the neighborhood
4. The proposed project is sensitive to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
5. The project's design does not block established public views of mountains or ocean
6. The project's design provides an appropriate amount of open space and landscaping.

May 25, 2010 – Applicant is return to Council having addressed the criteria of City Council's December 8, 2009 motion. Applicant asks City Council to approve the project as submitted.