

CONCEPT REVIEW - CONTINUED ITEM**ATTACHMENT 2****2. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006
Application Number: MST2007-00559
Owner: Leed Santa Barbara, LLC
Architect: AB Design Studio

(the project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

(Eighth Concept Review. Comments only; the project requires approval by the City Council.)

(3:37)

Present: Josh Blumer and Dan Weber, AB Design Studio; and Fae Perry, Leed Santa Barbara, LLC; and Danny Kato, Senior Planner.

Public comment opened at 3:53 p.m.

Kellam de Forest spoke with concerns regarding the proposed project.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:55 p.m.

Mr. Kato read to the Board the motion made by City Council on September 25, 2009.

Motion: Continued indefinitely to City Council and return to Full Board with comments:

- 1) The Board appreciates the continued progress of the applicant team and finds that the project as proposed has successfully addressed the criteria of the September 25, 2009, City Council motion for a reduction in the mass, bulk, and scale, successfully incorporating the Victorian elements from the neighborhood, and retaining an appropriate amount of open space and front setback.
- 2) The Board finds that the proposed design is successful for this transition residential/commercial neighborhood and looks forward to the applicant returning with final details.
- 3) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. The project's design is compatible with the City and successfully incorporates the architectural elements appropriate for the character of the neighborhood.
 - c. The project's mass, bulk, and scale are appropriate for the site and the neighborhood.
 - d. The proposed project is sensitive to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.

- e. The project's design does not block established public views of mountains or ocean.
- f. The project's design provides an appropriate amount of open space and landscaping.

Action: Rivera/Gross, 4/0/0. Motion carried. (Aurell/Mosel stepped down, Gilliland/Sherry absent).

CONCEPT REVIEW - CONTINUED ITEM**3. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006
 Application Number: MST2007-00559
 Owner: Leed Santa Barbara, LLC
 Architect: AB Design Studio

(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,467 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,318 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 983 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

(Seventh Concept Review. Comments only; the project requires approval by the City Council.)

(5:05)

Present: Dan Weber, AB Design Studio; Fae Perry, Leed Santa Barbara, LLC; and Suzanne Riegle, Planning Technician II.

Ms. Reigle and Chair Manson-Hing read to the Board the December 8, 2009, City Council meeting comments.

Public comment opened at 5:21 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Wanda Livernois, in opposition.
- 2) Robert Livernois, (submitted photographs) in opposition.
- 3) Kellam de Forest, expressed concerns.
- 4) Karolyn Vasalo, in opposition.

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

Public comment closed at 5:32 p.m.

Motion: Continued 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.

Action: Rivera/Sherry, 4/0/0. Motion carried. (Mosel stepped down, Aurell/Gross/Gilliland absent.)

*** THE BOARD RECESSED AT 6:05 P.M. AND RECOVERED AT 6:28 P.M. ***