



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 11, 2012

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of Architectural Board Of Review Approval Of 901 Olive Street

RECOMMENDATION:

That Council deny the appeal of Grant Castleberg of the application of DesignARC, and uphold the Architectural Board of Review's Project Design Approval for the proposed mixed use project consisting of 19 new apartments, a new parking garage, and alterations to the existing office building.

DISCUSSION:

Project Description

This is a proposal to construct 10, one-story, studio apartment units and nine, two-story, one-bedroom apartment units above a new two-level, 59-space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. The project also includes alterations to the existing office building, including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development on site would be 60,060 square feet with a maximum height of 51 feet and four stories on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces (see plans, Attachment 3). Staff Hearing Officer approval of a zoning modification was granted for a reduction of required parking spaces.

Project History

The Architectural Board of Review (ABR) reviewed the project four times, initially on March 5, 2012 and gave general comments to provide a neighborhood photo survey, reduce plate heights, study massing and materials for neighborhood compatibility, study the architectural treatment of the existing building – particularly the proposed corrugated and perforated metal screening, and maximize landscaping areas. The Board was supportive of the overall site planning and the concept of a mixed use project with

modest sized residences, and commented that the parking modification poses no aesthetic impact (see minutes, Attachment 4).

The project returned for a second concept review on March 19, 2012 where the ABR was generally comfortable with the overall massing and architectural style, requested reductions in height, and asked for further study of the metal screening. The project was continued to the Staff Hearing Officer for review of the requested parking modification.

The existing office building has 46 parking spaces and is non-conforming with 22 fewer than the required 68 spaces. A zoning modification was approved on May 16, 2012 for the proposed mixed use building to provide 66 spaces, 18 fewer than the total required for the residences and commercial space. A parking demand study was prepared which supported the modification request. Approval of the parking modification was not appealed (Attachment 5).

The project returned to the ABR on May 29, 2012 for Project Design Approval. The ABR expressed concerns about the compatibility of the metal siding materials, and asked that they be reduced or removed. While generally satisfied with the building's architectural style, proportion and scale, height, and the project's preservation and protection of trees, the ABR did not grant an approval at this meeting. The ABR asked for further study of the compatibility of the metal siding and suggested use of more traditional materials, such as masonry or wood to better blend in with the surrounding neighborhood and voted to continue the item for two weeks.

For the June 11, 2012 meeting, the project returned with revisions eliminating all of the controversial corrugated metal siding. The exterior materials were proposed to be a variety of metal, masonry, and cementitious siding painted various earth tone colors, along with sandstone and a treillage trained with trumpet vines. The ABR found the project to be well designed and articulated, appreciated the continual reductions in height, the generous amount of landscaping, and granted Project Design Approval with the Project Compatibility Analysis findings. The approval carried with it a list of conditions to further ensure neighborhood compatibility, such as further enhancement of natural and traditional looking materials to blend into the neighborhood.

APPEAL ISSUES:

On June 21, 2012 an appeal was filed by Grant Castleberg (Attachment 1). The appellant's concerns are that the proposal will detract from the ambiance of the neighborhood and lower property values because its design: is not compatible with the neighborhood; does not comply with City guidelines; and is not consistent with the nearby El Pueblo Viejo Landmark district. Other than the statements made in the appeal letter, no additional information has been submitted in support of the appeal. At the ABR meetings, members of the public expressed concerns about, or support for, the project and some written statements were submitted (Attachment 6).

Neighborhood Compatibility

During their discussions, ABR members stated that they found the proposed architectural style to be compatible with the neighborhood because: it is well designed and articulated; the neighborhood has an eclectic mix of architectural styles; this block in particular supports a variety of styles; and it is a compatible addition to, and nice enhancement of, an existing mid-century modern style commercial building.

A survey of the immediate neighborhood within one block showed that there is a modern style building adjacent to the west at 411 E. Canon Perdido Street, one adjacent to the north at 923 Olive Street, one around the corner to the north at 420 E. Carrillo Street which adjoins the rear of the subject property, and one across E. Carrillo Street to the north at 411 E. Carrillo Street. Other structures within this area are predominantly Spanish style multi-family buildings and Craftsman or Spanish style single-family houses of one and two stories. There are other modern style buildings in the vicinity, notably at 1025 Olive Street, 624 Olive Street, 606 Olive Street, 817 E. De La Guerra Street, 531 E. Cota Street, 625 N. Salsipuedes Street and 534 E. Ortega Street. Currently under ABR review is a modern style, four-story, mixed use project at 635 Olive Street (see map, Attachment 8). With the revisions that have been made and the conditions of approval regarding exterior materials and colors, the ABR found the project to be compatible with the neighborhood.

The design of the project with two levels of parking, two-story residential units on top of that, and the upper residential level having a mezzanine within it, results in a tall building. The ABR supported the site planning, parking design, and the way the project works with the topography of the site. To address the size and height in relation to the residences in the immediate neighborhood, at each meeting prior to approval the ABR requested the applicant to study of reductions in building height. The highest part of the building is near the center of the addition and measured up from grade it is 51 feet, however the existing grade at this point is about 17 feet below the level of Olive Street and the apparent height to the roof edge is about 30 feet as viewed from the Olive Street sidewalk and from the driveway to the north. Although this would be the largest building in the immediate neighborhood, it is located on one of the largest parcels of this C-2 General Commercial zoned block.

Compliance with City Guidelines

The City's "Architectural Board of Review General Design Guidelines & Meeting Procedures" guides ABR reviews, and the inside cover of the document contains "a set of general goals that define the major concerns and objectives of its review process." The stated goals related to the issues raised in the appeal are:

- *"A. to protect the historic and architectural qualities of Santa Barbara;*
- *D. to promote high standards in architectural and landscape design and the construction of aesthetically pleasing structures;*
- *G. to promote neighborhood compatibility;*

- *H. to encourage the preservation of pre-1925 and Hispanic styles of architecture;*
- *I. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture;” (Attachment 7)*

Staff believes the ABR adhered to the goals above when it made the findings outlined in the Project Compatibility Analysis and approved the project. The Project Compatibility Analysis is found in the ABR chapter of Title 22 of the Municipal Code and is a means of ensuring that consideration is given to the goals and guidelines of the ABR (Attachment 7). In item 7 of the motion to approve, the ABR included a brief statement that each criterion in the analysis was given consideration and found acceptable:

“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.”

El Pueblo Viejo Landmark District

The project is located in a transitional area near the eastern boundary of El Pueblo Viejo Landmark District (EPV). The EPV district includes parcels on both sides of its boundary streets so the parcels along the east side of Laguna Street are in the district (Attachment 8). The ABR guidelines include consideration for projects close to EPV:

“Transitional Areas. When a project is within close proximity to a landmark or historic district, consideration may be given to that district’s guidelines (SBMC §22.22.100 B). In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City’s Urban Design Guidelines is recommended.”

The concept is a compatible addition to the existing commercial building. It proposes enhancements to the existing building, not a complete overhaul that would make a change of architectural style possible. West of the project site is the parcel at 411 E. Canon Perdido Street, which adjoins EPV and contains the State of California office building, a similar mid-century modern style building as the existing office building at 901 Olive Street. The transition in architectural style already exists at 411 E. Canon Perdido Street, and the ABR found the project compatible with that building.

CONCLUSION:

The ABR carefully reviewed the project four times and did not approve it until it was convinced that the building with regard to style, site planning, exterior materials, landscaping, size, bulk, scale, and height would be a positive addition to the neighborhood. The applicant responded to the ABR's direction in eliminating the more avant-garde exterior materials, including more traditional looking materials common in the neighborhood, and reducing the height.

The ABR gave appropriate consideration to the project, including concerns of the appellant and other members of the public, prior to approval. The Board requested changes and the applicant complied with revisions for each meeting. There were no votes in opposition to the project at any meeting. Further enhancement will be seen as project complies with conditions of Project Design Approval and returns for final approval. Staff recommends that Council deny the appeal and uphold the ABR's Project Design Approval.

- ATTACHMENTS:**
1. Appeal letter
 2. Applicant's response to appeal letter
 3. Project plans and elevations
 4. ABR minutes of March 5, 2012; March 19, 2012; May 29, 2012; June 11, 2012
 5. Staff Hearing Officer minutes of May 16, 2012.
 6. Public comment letters
 7. ABR Guidelines and Project Compatibility Analysis
 8. Neighborhood map and photographs

PREPARED BY: Tony Boughman, Planning Technician II

SUBMITTED BY: Bettie Weiss, City Planner

APPROVED BY: City Administrator's Office



Castleberg Associates
Landscape Architecture

RECEIVED

2012 JUN 21 AM 10:14

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

June 21, 2012

I am filing an appeal to ABR's approval of the preliminary plans for 901 Olive Street at the hearing on June 11th. The approval was for a contemporary condominium-office project.

The neighborhood is mostly small houses in the craftsman and Spanish styles. The project violates the City's guidelines in that it does not blend in. Further, it is less than a block from the El Pueblo Viejo district which mandates Mediterranean architecture.

My wife and I own the office building on the corner of Olive and Carrillo streets which is a craftsman style house. We feel that the project, as approved, will detract from the ambience of the neighborhood and lower property values. We are in favor of a project in that location as long as it fits into the general feeling of the neighborhood and complies with the city's guidelines.

I strongly urge that this project be sent back to the submitters for a more appropriate design.

Sincerely,

Grant Castleberg

901 Holdings, LLC
160 Santo Tomas Lane
Santa Barbara, CA 93108
Tel 805-899-2500

August 13, 2012

RE: Appeal of ABR Project Design Approval 901 Olive St.

City of Santa Barbara
Tony Boughman, Planning Technician 11
Planning Division
630 Garden St.
Santa Barbara, CA 93101

Dear Mr. Boughman,

Please accept this letter as the owner's response to the appeal filed by Grant Castleberg on 6/21/12.

I think it is fair to characterize this LEED project as the essence of what the Plan Santa Barbara is advocating. The project entails redevelopment of a C2 commercial lot outside the EPV that in its current state is unattractive. The parking lot is a relic of bad land use and appears as a hole from the sidewalk of Olive St. The project reinvigorates the commercial building by significantly improving the parking circulation and access to the building for ADA and better tenant use. The parking garage which nestles into the existing depression improves the visual impact of the sea of cars now present and greatly improves on site drainage and storm water retention. The project design saves the existing mature landscape and proposes to move some of the excess palm trees to Canon Perdido where there are currently no street trees. Additionally, the Olive St sidewalk is greatly improved by providing a landscape planter next to the building to soften the building and humanize the space from the interior. The project significantly improves the existing commercial office building with elevation enhancements and better sun protection and other energy savings investments including solar panels. Furthermore, the project includes roof improvements by installing skylights to reduce energy and improve tenant natural light within the building, screening of all mechanical units which currently are a visual eyesore, new insulation and roofing material that significantly lower building energy consumption.

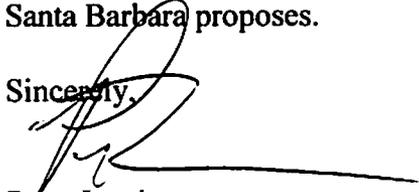
The commercial aesthetic and building performance improvements are complemented with the construction of 19 residential loft apartments above the

parking structure. These units are designed to capture Santa Barbara's outstanding natural light. Although small the units are light filled and efficiently use space. The downtown location is the optimum location for mass transit, bicycle, and walking lifestyles. The common courtyard provides great light and natural ventilation for the units. The passive solar panels will make these units nearly energy neutral.

The design reflects the mid-century roots of the existing commercial building and the buildings immediately adjacent to the project. We made efforts to reach out to all our neighbors and responded to the input of the ABR with changes to materials, height of the building, and massing. The design includes a soothing palette of plaster, stucco, siding, sandstone, and vine covered trellis screens. The quality of the design is reflected in the unanimous approval on 6/11/12.

The project is fully compatible with the adjacent properties and the residential rental addition compliments the R-3 zoning and uses across the Olive and Canon Perdido. The block comprising this property is dominated by mid-century commercial buildings. There are no Mediterranean inspired buildings on the entire west side of the 900 block of Olive Street. The approved design is a great complement and addition to the mid-century dominance of this block. The design meets the existing design criteria and all ordinances and epitomizes all that Plan Santa Barbara proposes.

Sincerely,



Peter Lewis
Manager

PROJECT DIRECTORY

OWNER

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email: peter@nyla.cc

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KEYNOTES

CONCRETE

- CN-1 (N) integrally colored concrete stairs, landings, and terrace
- CN-2 Board formed integrally colored concrete

DOORS, WINDOWS, & FRAMES

- DW-1 (N) clear anodized aluminum slider
- DW-2 (N) clear anodized aluminum window
- DW-3 (N) clear anodized storefront to replace existing
- DW-4 (N) clear anodized aluminum window to replace existing
- DW-5 (N) clear anodized aluminum door to replace existing

LANDSCAPE

- LA-1 (N) landscaping & irrigation

MASONRY

- MA-1 (N) sandstone retaining wall
- MA-2 (N) 8x8x8 concrete block wall
- MA-3 (E) 8x8x8 concrete block wall to be sand blasted with clear sealer finish, U.N.O
- MA-4 (N) Sandstone veneer

MECHANICAL / PLUMBING

- ME-1 (N) heating and air conditioning equipment
- ME-2 (N) photovoltaic panels
- ME-3 (N) solar hot water panels

METALS

- MT-1 (E) tube steel column, painted
- MT-2 (N) painted horizontal slatted screening (sunshade / ventilation / green screen)
- MT-3 not used
- MT-4 (N) painted perforated metal guardrail
- MT-5 (N) painted horizontal slatted guardrail
- MT-6 (N) standing seam metal roof
- MT-7 (N) tube steel column, painted

MISCELLANEOUS

- M-1 (N) Fiber cement board and batten siding, painted
- M-2 (N) Vertical fiber cement board siding, painted
- M-3 (N) 8" Dutch lap cementitious siding, painted

PAINT / STAIN

Painter shall match colors as specified. Prepare, prime and apply coatings as required per manufacturers specifications.

- P-1 Brown
- P-2 Khaki
- P-3 Oxblood
- P-4 Taupe
- P-5 Terra cotta
- P-6 Tan

PLASTER

- PL-1 Smooth trowel exterior cement plaster, painted

WOOD

- WD-1 (N) 4x4 douglas fir trellis, stained

901 Olive
Mixed-Use

901 Olive Street
Santa Barbara, California

Progress Print
Not for Construction



SOUTH ELEVATION (CANNON PERDIDO STREET)

1/8" = 1'-0"

2



EAST ELEVATION (OLIVE STREET)

1/8" = 1'-0"

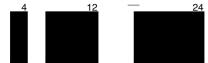
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Job Number	
Drawn	Checked
Team	

Revision	Description	Date
ABR	Conceptual Review	03.05.2012
ABR	Conceptual Review	03.19.2012
ABR	Project Design Approval	05.29.2012
ABR	Project Design Approval	06.11.2012

East and South
Exterior Elevations

A301
Scale: 1/8" = 1'-0"
Date
June 11, 2012



KEYNOTES

CONCRETE

- CN-1 (N) integrally colored concrete stairs, landings, and terrace
- CN-2 Board formed integrally colored concrete

DOORS, WINDOWS, & FRAMES

- DW-1 (N) clear anodized aluminum slider
- DW-2 (N) clear anodized aluminum window
- DW-3 (N) clear anodized storefront to replace existing
- DW-4 (N) clear anodized aluminum window to replace existing
- DW-5 (N) clear anodized aluminum door to replace existing

LANDSCAPE

- LA-1 (N) landscaping & irrigation

MASONRY

- MA-1 (N) sandstone retaining wall
- MA-2 (N) 8x8x8 concrete block wall
- MA-3 (E) 8x8x8 concrete block wall to be sand blasted with clear sealer finish, U.N.O
- MA-4 (N) Sandstone veneer

MECHANICAL / PLUMBING

- ME-1 (N) heating and air conditioning equipment
- ME-2 (N) photovoltaic panels
- ME-3 (N) solar hot water panels

METALS

- MT-1 (E) tube steel column, painted
- MT-2 (N) painted horizontal slatted screening (sunshade / ventilation / green screen)
- MT-3 not used
- MT-4 (N) painted perforated metal guardrail
- MT-5 (N) painted horizontal slatted guardrail
- MT-6 (N) standing seam metal roof
- MT-7 (N) tube steel column, painted

MISCELLANEOUS

- M-1 (N) Fiber cement board and batten siding, painted
- M-2 (N) Vertical fiber cement board siding, painted
- M-3 (N) 8" Dutch lap cementitious siding, painted

PAINT / STAIN

Painter shall match colors as specified. Prepare, prime and apply coatings as required per manufacturers specifications.

- P-1 Brown
- P-2 Khaki
- P-3 Oxblood
- P-4 Taupe
- P-5 Terra cotta
- P-6 Tan

PLASTER

- PL-1 Smooth trowel exterior cement plaster, painted

WOOD

- WD-1 (N) 4x4 douglas fir trillis, stained

901 Olive
Mixed-Use

901 Olive Street
Santa Barbara, California

Progress Print
Not for Construction



NORTH ELEVATION

1/8" = 1'-0"

2



WEST ELEVATION

1/8" = 1'-0"

1

Job Number

Drawn Checked Team

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Revision	Description	Date
ABR Conceptual Review		03.05.2012
ABR Conceptual Review		03.19.2012
ABR Project Design Approval		05.29.2012
ABR Project Design Approval		06.11.2012

West and North
Exterior Elevations

A302
Scale: 1/8" = 1'-0"

Date
June 11, 2012





PERSPECTIVE 4 - West Perspective / View from E. Cannon Perdido St.



PERSPECTIVE 2 - View looking NW from corner of Olive and E. Cannon Perdido St.



PERSPECTIVE 3b - View looking SW from Olive St. with trees



PERSPECTIVE 1b - East Perspective / View from Olive St. with trees



PERSPECTIVE 3a - View looking SW from Olive St. with transparent trees



PERSPECTIVE 1a - East Perspective / View from Olive St. with transparent trees

901 Olive
Mixed-Use

901 Olive Street
Santa Barbara, California

Progress Print
Not for Construction

Job Number

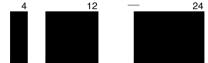
Drawn Checked Team

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Revision	Description	Date
ABR Conceptual Review		03.05.2012
ABR Conceptual Review		03.19.2012
ABR Project Design Approval		05.29.2012
ABR Project Design Approval		06.11.2012

Perspective Views

A501
Scale: N.T.S. Date: June 11, 2012



901 Olive Mixed-Use

901 Olive Street
Santa Barbara, California

Progress Print
Not for Construction



PERSPECTIVE 7 - View looking South down Cannon Perdido St.



PERSPECTIVE 6 - View of SW corner with slatted sunshade / green screen



PERSPECTIVE 5 - Slatted sunshade / green screen (View from E. Cannon Perdido St.)

Job Number

Drawn Checked Team

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Revision	Description	Date
ABR Conceptual Review		03.05.2012
ABR Conceptual Review		03.19.2012
ABR Project Design Approval		05.29.2012
ABR Project Design Approval		06.11.2012

Perspective Views

A502

Scale: N.T.S. Date: June 11, 2012



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.)

MAY 16, 2012 STAFF HEARING OFFICER MINUTES**ACTUAL TIME: 9:04 A.M.****A. APPLICATION OF DESIGNARC, ARCHITECT FOR 433 ECP 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 (MST2012-00048)**

The proposed project involves the addition of 19 apartment units, a two-story, 59-space parking structure, and 474 square feet of non-residential floor area to an existing 18,276 square foot, two-story office building on a 33,005 square foot lot. A total of 66 parking spaces will be provided for the development. The 19 apartments, including nine, one-story, studio apartments and ten, two-story, one-bedroom apartments, will be constructed above the two-story parking structure. The project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet.

The discretionary application required for this project is a Modification to allow a reduction in the required parking spaces (SBMC§ 28.90.100.G and 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Exemption).

Present: Mark Kirkhart, Architect, and Melisa Cinarli, Project Manager, Design ARC; Scott Schell, Contractor.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing opened at 9:14 a.m.

- 1) Ron Hunt, adjacent neighbor, opposition; spoke of concerns regarding parking design, access, pedestrian and vehicular safety issues. He also spoke of concerns regarding size, bulk, height, elevation, and privacy issues. Ms. Reardon suggested he attend subsequent Architectural Board of Review (ABR) meetings to express his concerns regarding size, bulk, height, elevation, and privacy issues as these issues are not part of her purview with the modification being requested.
- 2) Grant Castleberg, neighbor (attending out of interest in the subject application).

- 3) Kellam de Forest, opposition; spoke of concerns regarding access issues, and size, and height of the building in the particular neighborhood. Ms. Reardon stated that size and height issues should be addressed at the ABR's subsequent review as these issues are not part of her purview with the requested modification.

A letter of concern from Paula Westbury was acknowledged.

The Public Hearing closed at 9:25 a.m.

Ms. Riegle clarified access issues and explained that there are two entrances and exits to the parking garage: one access from Canon Perdido Street through an easement into the bottom floor, and a second access off Olive Street.

The Applicant addressed concerns regarding access, and pedestrian and vehicular safety issues.

ACTION: **Assigned Resolution No. 016-12**
Approved the Modification making the findings as outlined in the Staff Report dated May 9, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated May 9, 2012, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

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
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

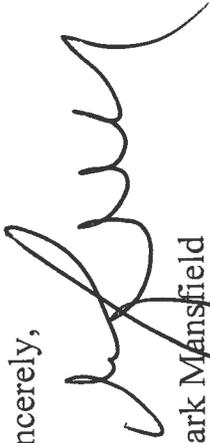
Re: 901 Olive Street
MST2012-0048

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:

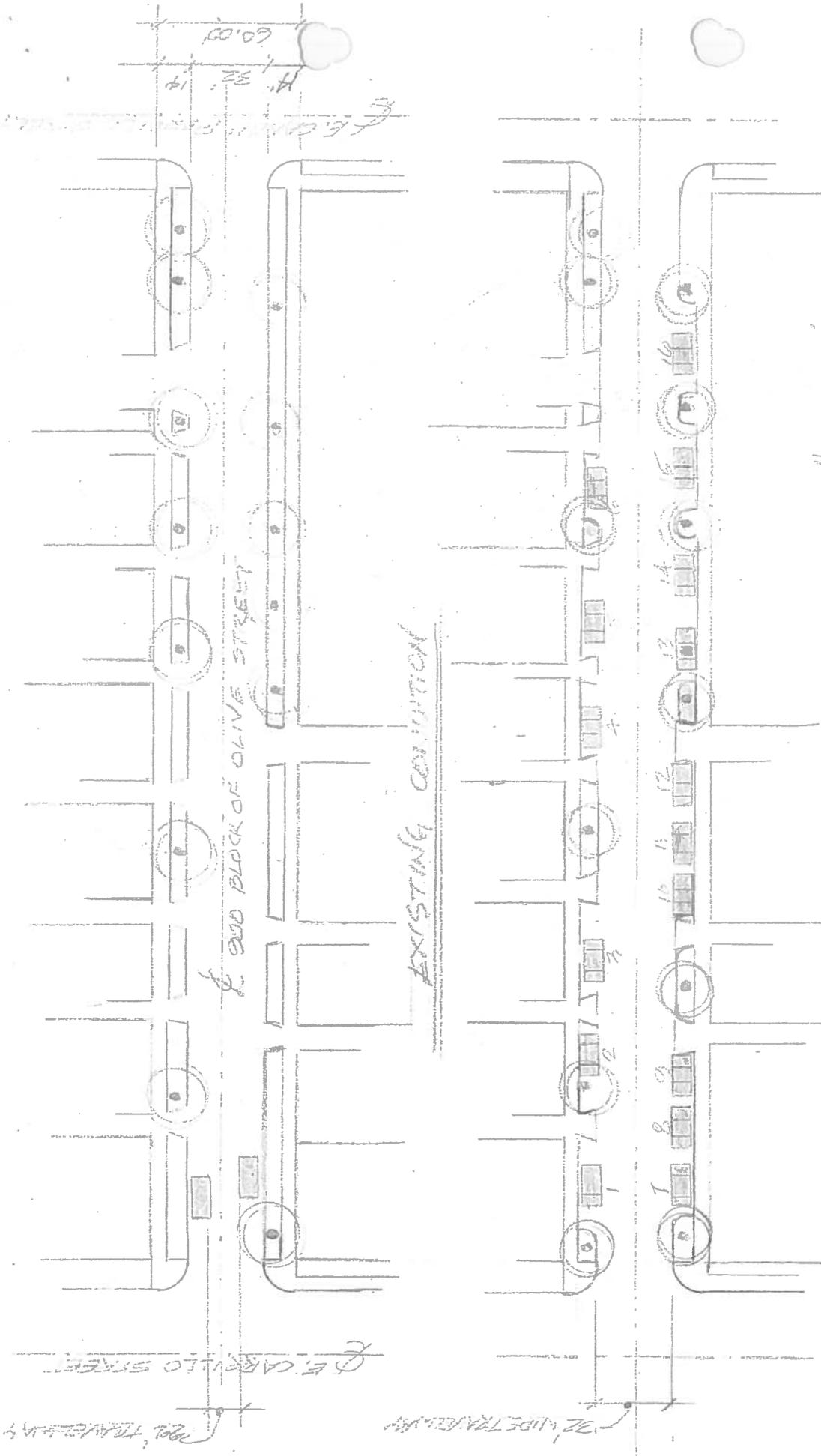
I'm enclosing a copy of a letter I mailed to you on May 8, 2012 which I hope you'll have time to forward it to the members of the Architectural board. I've also included a quick sketch of a possible solution to the problems of the 900 block of Olive Street. I believe it is one of the least expensive 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



900 BLOCK OF OLIVE STREET

EXISTING CONDITIONS

POSSIBLE IMPROVEMENTS

1" = 60.00'

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

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)

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

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67.5 rounded to:	<u>68</u>

TOTAL: 16 + 68 = 84

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ABR Guidelines

SECTION 1 Site and Surrounding Area Considerations

1.1.2 Area Compatibility – Commercial and Multi-Family Residential

C. Transitional Areas. When a project is within close proximity to a landmark or historic district, consideration may be given to that district's guidelines (SBMC §22.22.100 B). In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City's Urban Design Guidelines is recommended.

SBMC

22.68.045 Project Compatibility Analysis.

A. PURPOSE. The purpose of this section is to promote effective and appropriate communication between the Architectural Board of Review and the Planning Commission (or the Staff Hearing Officer) in the review of development projects and in order to promote consistency between the City land use decision making process and the City design review process as well as to show appropriate concern for preserving the historic character of certain areas of the City.

B. PROJECT COMPATIBILITY CONSIDERATIONS. In addition to any other considerations and requirements specified in this Code, the following criteria shall be considered by the Architectural Board of Review when it reviews and approves or disapproves the design of a proposed development project in a noticed public hearing pursuant to the requirements of Chapter 22.68:

1. Compliance with City Charter and Municipal Code; Consistency with Design Guidelines. Does the project fully comply with all applicable City Charter and Municipal Code requirements? Is the project's design consistent with design guidelines applicable to the location of the project within the City?

2. Compatible with Architectural Character of City and Neighborhood. Is the design of the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?

3. Appropriate size, mass, bulk, height, and scale. Is the size, mass, bulk, height, and scale of the project appropriate for its location and its neighborhood?

4. Sensitivity to Adjacent Landmarks and Historic Resources. Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks and other nearby designated historic resources, including City structures of merit, sites, or natural features?

5. Public Views of the Ocean and Mountains. Does the design of the project respond appropriately to established scenic public vistas?

6. Use of Open Space and Landscaping. Does the project include an appropriate amount of open space and landscaping?

C. PROCEDURES FOR CONSIDERING PROJECT COMPATIBILITY.

1. Projects with Design Review Only. If a project only requires design review by the Architectural Board of Review pursuant to the provisions of this Chapter and does not require some form of discretionary land use approval, the Architectural Board of Review shall consider the criteria listed in Subsection (B) above during the course of its review of the project design prior to the issuance of a preliminary design approval for the project.

- El Pueblo Viejo
- Modern Architecture
- Landmarks
- 901 Olive Street

N

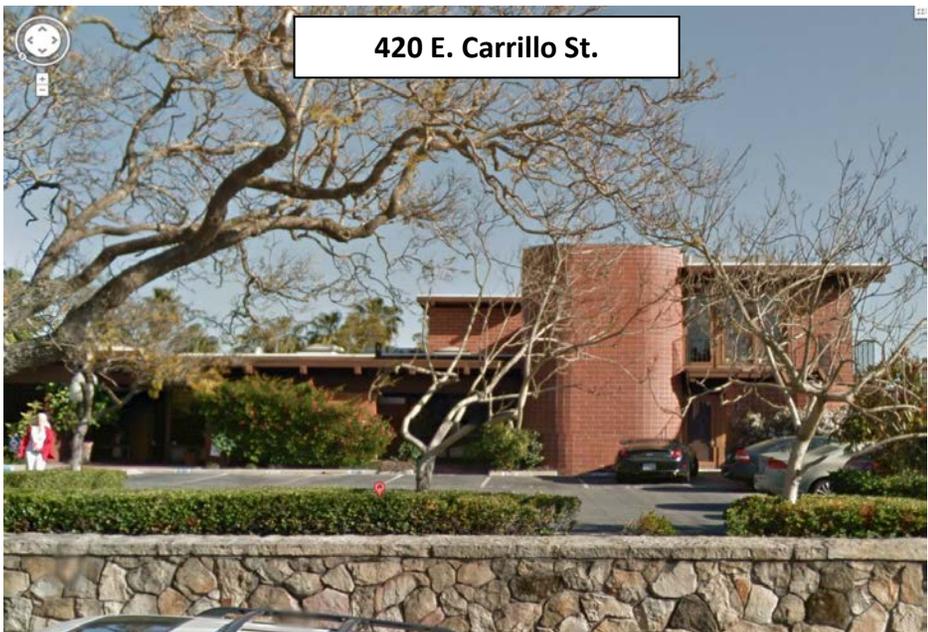




411 E. Canon Perdido St.



923 Olive St.



420 E. Carrillo St.



411 E. Carrillo St.

1025 Olive St.



606 Olive St.



624 Olive St.



534 E. Ortega St.





817 E. De La Guerra St.



531 E. Cota St.



625 N. Salsipuedes St.



635 Olive St. - proposed



CORRESPONDENCE
RECEIVED BY CITY CLERK'S OFFICE

Tschech, Susan

From: caroline white [caroline.white.lac@gmail.com]
Sent: Tuesday, September 04, 2012 4:54 PM
To: Tschech, Susan
Subject: Re: Development at 901 Olive Street. Appeal at City Council 9/11/2012

Dear City Council Members,

I am writing to you regarding the project in the works for 901 Olive Street. I do understand that an appeal has been filed and will be heard by the City Council next week. I want to register my concerns with this project as well.

I am a self-employed Acupuncturist at the Holistic Health Center of Santa Barbara. There are a number of other health care practitioners in this building as well. Our windows face out to the parking lot where all the construction is proposed to take place. The amount of construction noise that a project like this would generate would likely force us out of this office. Our patients come to us with a variety of complex medical issues and require a peaceful and quiet environment. We have been here for about 7 years.

If we need to move out of this office due to this project, the costs would run in the thousands, not to mention lost work time and the difficulty of finding another appropriate site for our center.

How can we file an appeal so that our voices can also be heard? I only became aware of this project one week ago, through a conversation at a party! Our landlord Debra Whitson did not inform us about this project. I think it is important that all the tenants in this building, be able to have a say in how this project will affect them, as well.

Thank you,
Caroline White, L.Ac.
Licensed Acupuncturist
Holistic Health Center of Santa Barbara
State of California Building
411 E. Canon Perdido St. Suite 17
Santa Barbara, CA, 93101



--
Caroline White, L.Ac
Licensed Acupuncturist
(805) 886-3532
www.carolinewhite-acupuncture.net

Tschech, Susan

From: Boughman, Tony
Sent: Wednesday, September 05, 2012 11:23 AM
To: Tschech, Susan
Cc: Kato, Danny
Subject: FW: 901 Olive Street

From: drjanis@drjklng.com [drjanis@drjklng.com]
Sent: Tuesday, September 04, 2012 9:40 PM
To: Boughman, Tony
Subject: 901 Olive Street

Dear Mr. Boughman,

I am a tenant in the State of California Bldg at 411 E. Canon Perdido, which is adjacent to the proposed development at 901 Olive Street. I was told today by my colleagues, Pamela Grant and Caroline White, of the plan for the housing development. I would like to echo their concerns regarding the impact that this project will have on my practice.

I am a chiropractor and my offices overlook the parking lot that is part of the project. I am certain that you can appreciate why we are worried about the construction, noise and disruption that will ensue once this project begins. I know my colleagues have conveyed to you their concerns and questions so I won't list them again but, I do want you to realize that this project will have negative repercussions on other businesses and directly affect our livelihood.

I ask that you take our concerns under consideration and help us examine options that may provide a positive outcome for all concerned.

Please feel free to contact me.

Sincerely,
Dr. Janis Kling, D.C.
411 E. Canon Perdido
Suite 16
Santa Barbara, CA 93101
805-898-9849

Tschech, Susan

From: Boughman, Tony
Sent: Wednesday, September 05, 2012 11:23 AM
To: Tschech, Susan
Cc: Kato, Danny
Subject: FW: 901 Olive Street

From: Pamela Grant [holistichealthsb@yahoo.com]
Sent: Tuesday, September 04, 2012 3:44 PM
To: Boughman, Tony
Subject: 901 Olive Street

Dear Mr. Boughman,

I just found out about the proposed project at 901 Olive Street. While I approve of the idea of high-density urban housing (especially with solar), this will dramatically impact my business. I own and operate an alternative health care facility in the State of California building, where I been for the past 7 years. The construction will be right outside my windows and will basically shut me down. We rely on quiet for our treatments to be effective, as deep relaxation is a huge part of the curative effect for our clients.

So, a few things:

1. Can I be kept in the loop for what is happening with permits, construction dates, etc. (I found out about this from a friend who attended a cocktail party. I was not advised in any other capacity until I started asking around. Are there other business owners like me in the area who don't know about all of this? Who will inform them and when?)

2. Is it possible that the developer would offer some noise abatement solutions for local businesses and home owners? I have found info on window installations and microfiber solutions that may be helpful. I don't know if it would be enough, but could be worth looking into. Is it possible that the developer would pay for noise abatement costs? Here are some links:

<http://www.audimutesoundproofing.com/acoustical-panels-acoustic-panel-acoustic-sound-panels-Audimute.aspx>

<http://www.soundproofwindows.com>
Email: jim@soundproofwindows.com

3. What will happen to the parking at 411 E. Canon Perdido during the construction process? What happens if my clients are unable to find parking due to there being fewer parking spaces from construction (currently a parking lot)?

4. If I am forced to move due to noise, will the developer pay for my out of pocket expenses for the move and down time for missed work? As I am self employed, when I don't work, I don't get paid. Also, I put a few thousand dollars into the office I am renting. Will the developer reimburse me for that if I have to walk away from my space due to their project?



**901 Olive Street
Architectural Board of Review Appeal
September 11, 2012**

STATE STRE.

Project Location

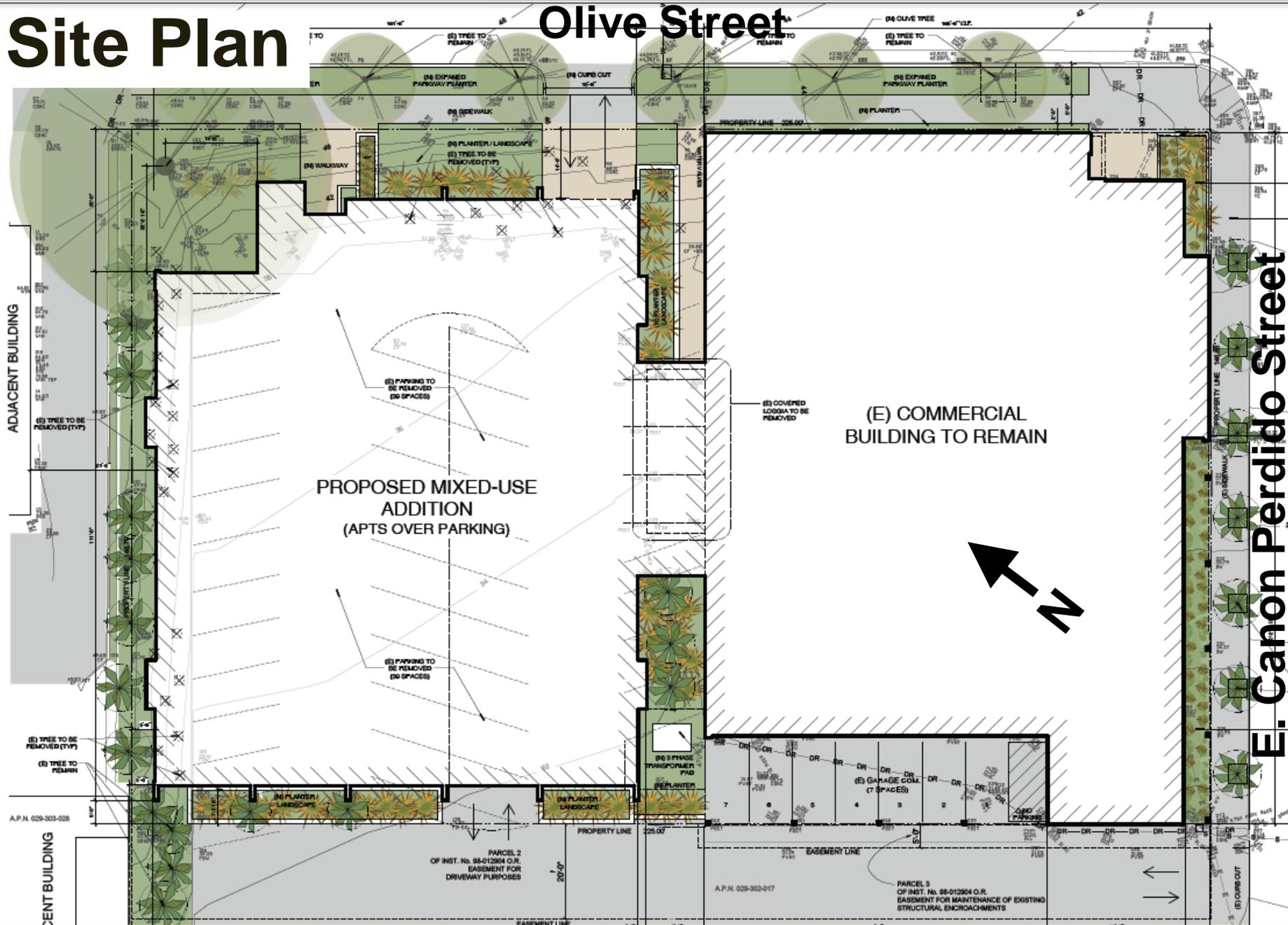
World • United States • CA • Santa Barbara Co. • Santa Barbara



Project

Site Plan

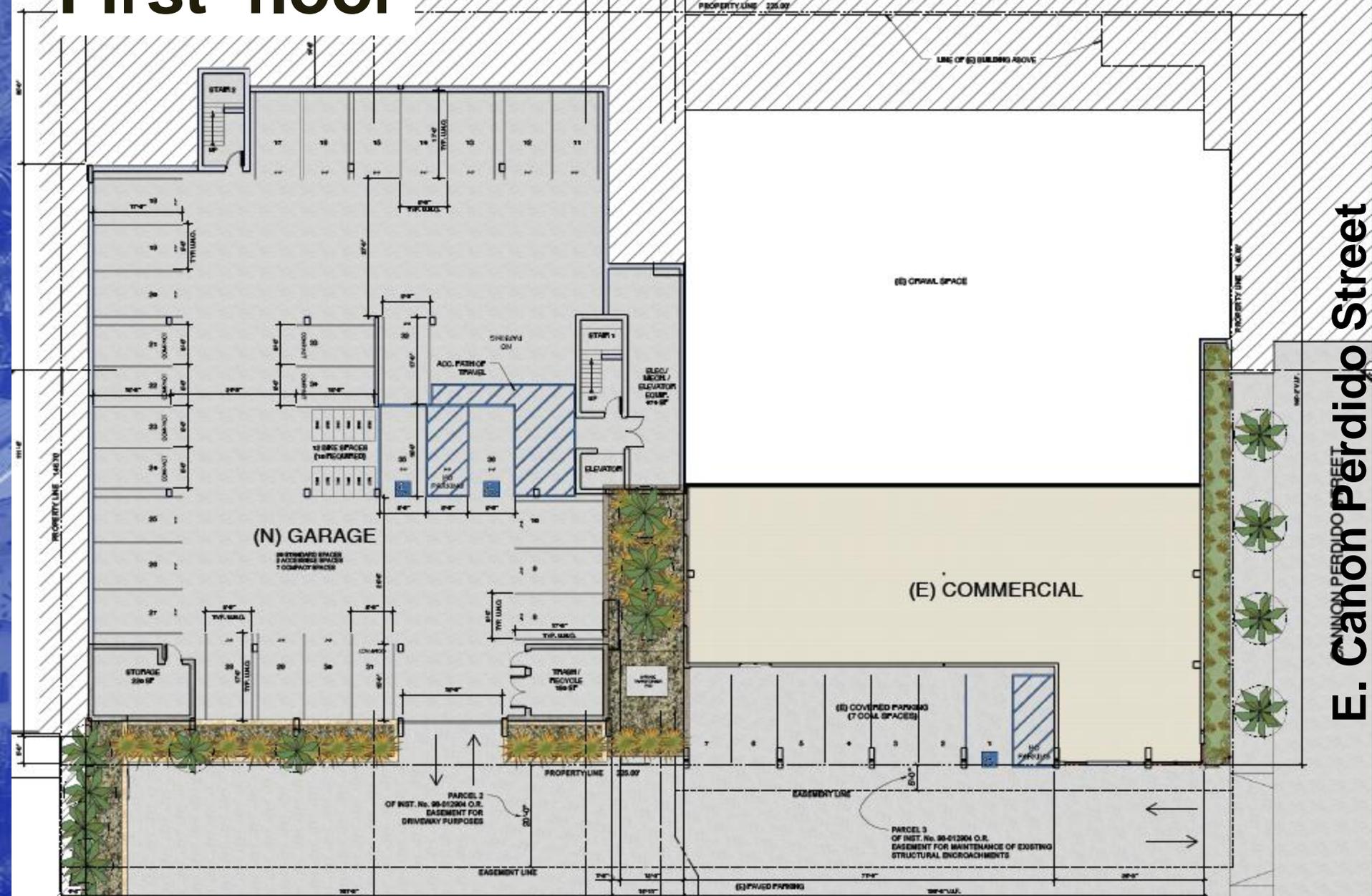
Olive Street



E. Canon Perdido Street

First floor

Olive Street



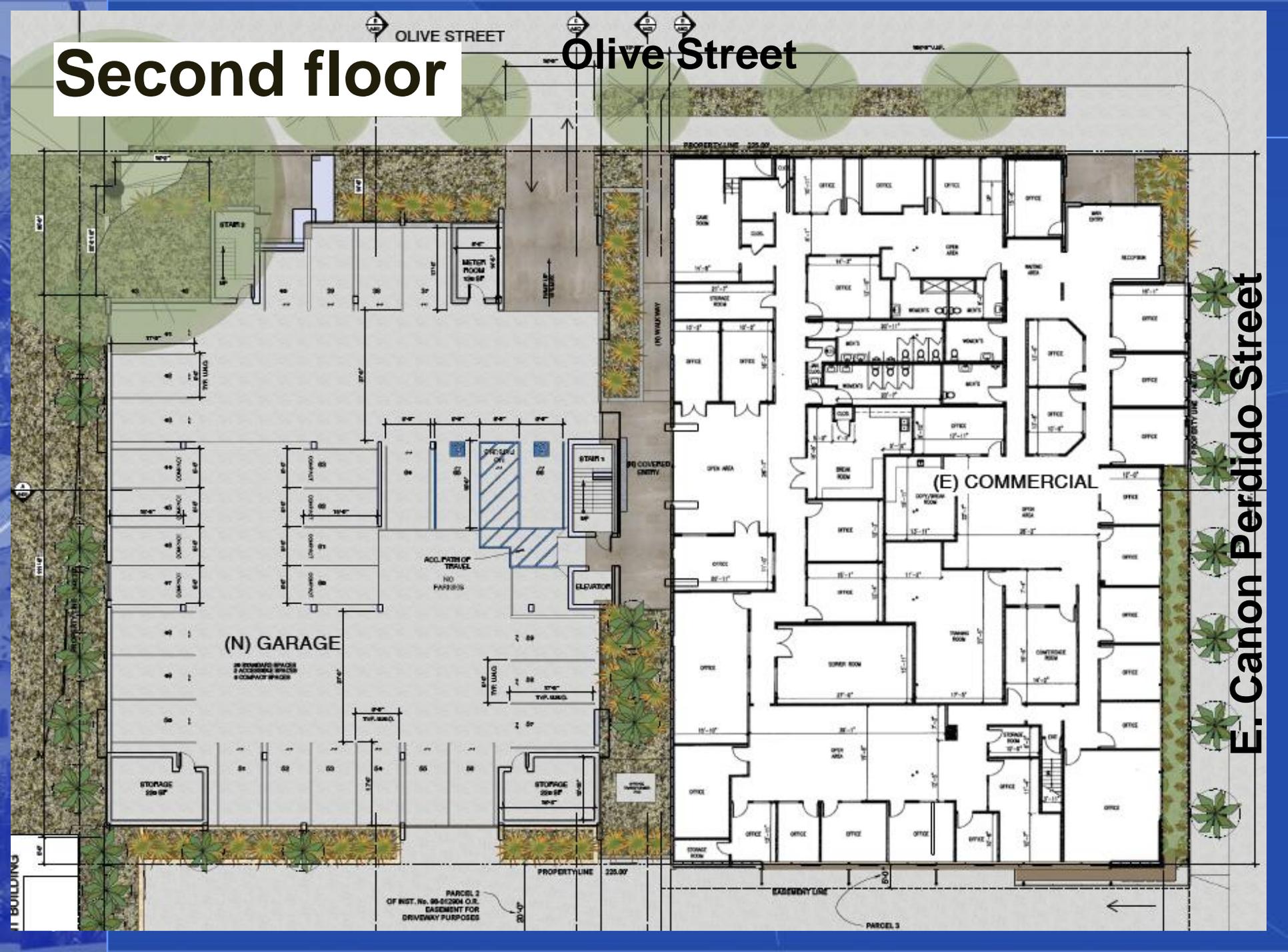
E. Canon Perdido Street

Second floor

OLIVE STREET

Olive Street

E. Canon Perdido Street

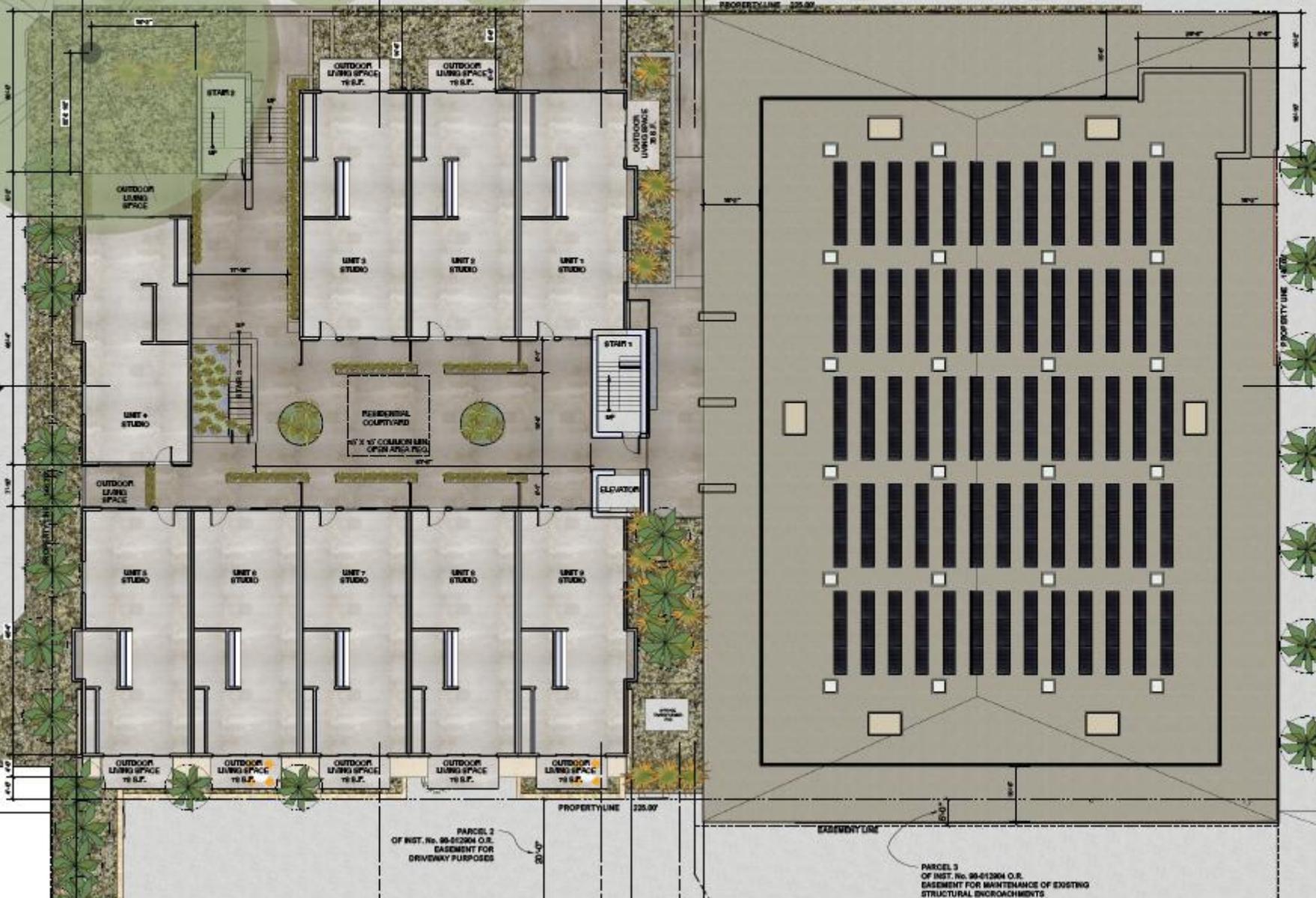


Third floor

OLIVE STREET

Olive Street

EVENT BUILDING



PARCEL 2
OF INST. No. 99-012904 O.R.
BASEMENT FOR
DRIVEWAY PURPOSES

PARCEL 3
OF INST. No. 99-012904 O.R.
BASEMENT FOR MAINTENANCE OF EXISTING
STRUCTURAL ENCROACHMENTS

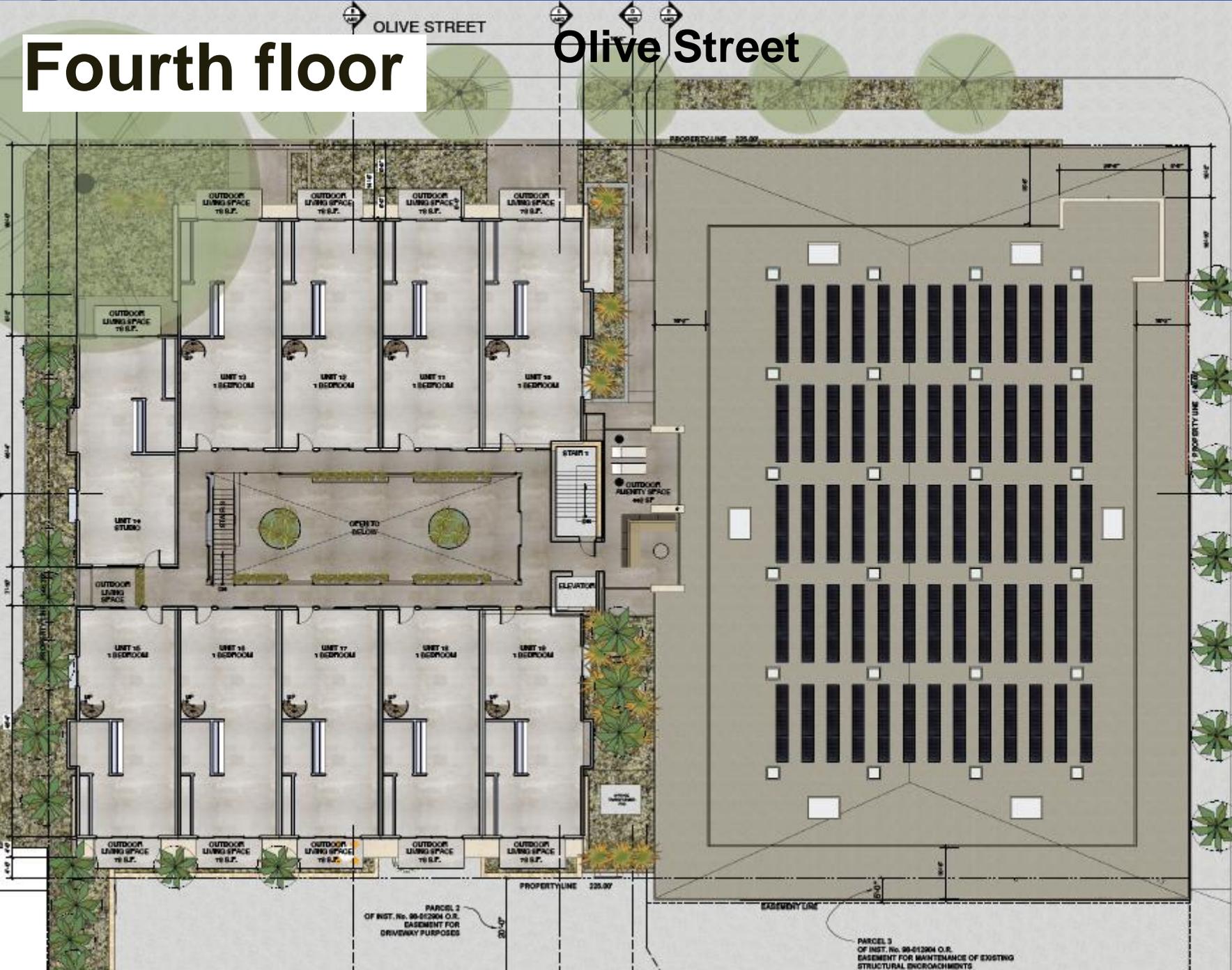
E. Canon Perdido Street
CANNON PERDIDO STREET

Fourth floor

OLIVE STREET

Olive Street

EVENT BUILDING



E. Canon Perdido Street
CANNON PERDIDO STREET

General Plan Consistency

General Plan Land Use Designation is Commercial Medium High Residential

Project Density is based on current Zoning Ordinance for Variable Density at 25 du/ac

In the proposed Average Unit Size Density Incentive Program the density based on unit size would allow 23 du/ac in this project

General Plan Consistency

Relevant Land Use Element Policies include:

LG 4 – Principles for Development

LG 5- Community Benefit Housing

LG 6- Location of Growth

LG 12- Community Character

LG 12.3- strategy to provide setbacks to protect significant trees

Corner E. Canon Perdido & Olive



Corner E. Canon Perdido & Olive





East Canon Perdido Street



East Canon Perdido Street





Olive Street



Olive Street



Olive Street



Project History

- ◆ 3/5/12 – First Concept Review at ABR
- ◆ 3/19/12 – Second Concept Review at ABR
- ◆ 5/16/12 – SHO approval of modification
- ◆ 5/29/12 – Project Design hearing at ABR
- ◆ 6/11/12 – ABR Project Design Approval
- ◆ 6/21/2012 – Appeal filed

Appeal Issues

- ◆ Project is not compatible with the neighborhood
- ◆ Does not comply with City guidelines
- ◆ Not compatible with the nearby EPV district

Neighborhood compatibility

- ◆ ABR adequately considered the project for neighborhood compatibility, quality architecture, size, height, landscaping
- ◆ The area does not have a prevailing architectural style
- ◆ The proposal is a conforming addition and makes improvements to an existing modern style building

902 Olive St. (c. 1982)



502 E. Canon Perdido St. (c. 1978)



833 Olive St. (c. 1974)



411 E. Canon Perdido St. (c. 1958)



923 Olive St. (c. 1978)





420 E. Carrillo St. (c. 1977)



411 E. Carrillo St. (c. 2011)



Compliance with City guidelines

- ◆ The proposal complies with ABR Architectural Design Guidelines as the ABR found in their Project Compatibility Analysis
- ◆ The proposed addition is compatible with the existing building

Compatibility with EPV district

- ◆ The project site is not within, or adjacent to El Pueblo Viejo
- ◆ Transition in architectural styles exists to West



EPV boundary



EPV boundary





1025 Olive St.



624 Olive St.



606 Olive St.





818 East De La Guerra Street, Santa Barbara, California, United States

817 E. De La Guerra St.





531 E. Cota St.



625 N. Salsipuedes St.



534 E. Ortega St.



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635 Olive St. (proposed)



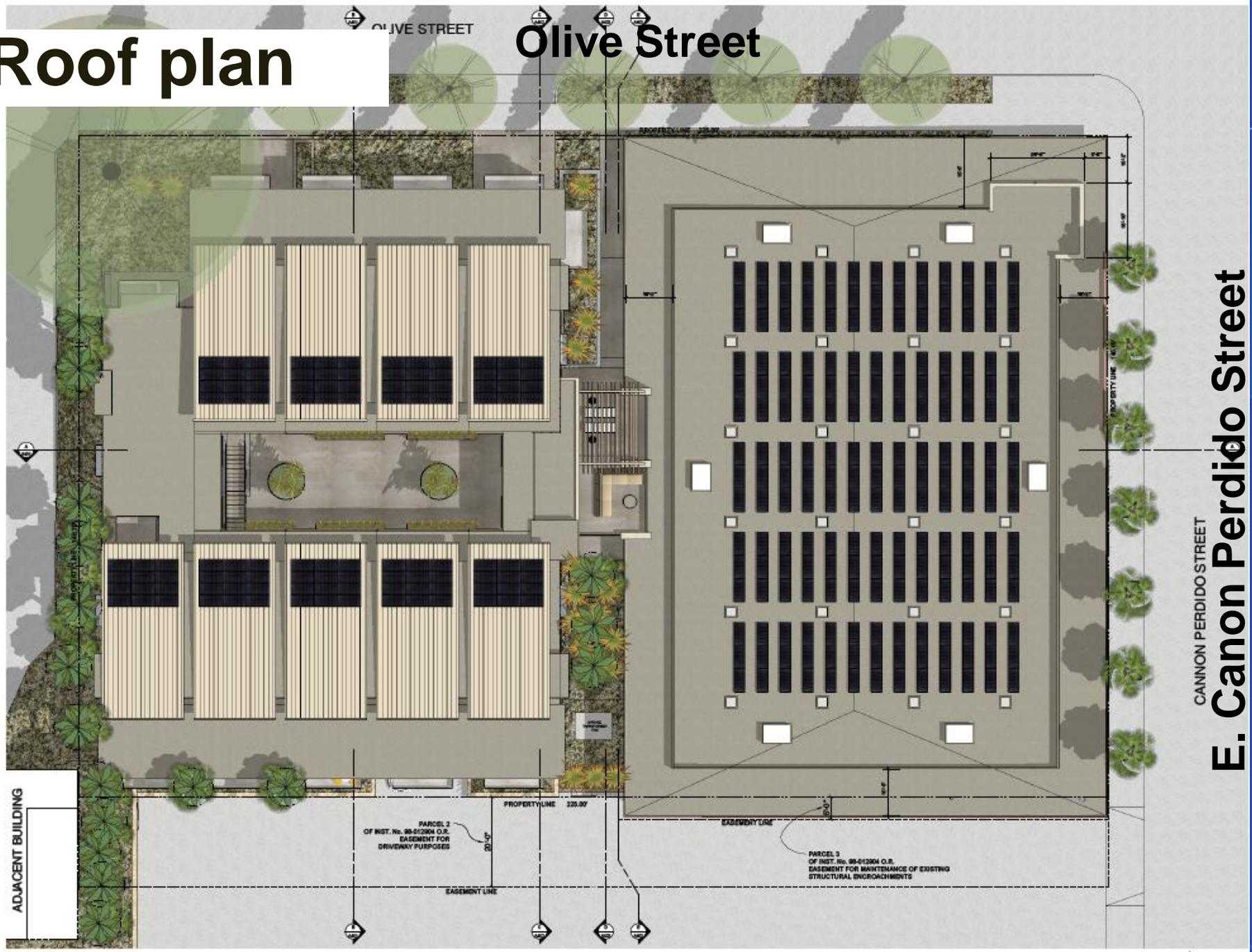
2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Recommendation

- ◆ The ABR has carefully reviewed project to determine neighborhood compatibility and enhancement with a quality project
- ◆ Staff recommends that Council uphold the ABR's Project Design Approval with the conditions of approval and deny the appeal

Roof plan



CANNON PERDIDO STREET
E. Canon Perdido Street

South & East Elevations



SOUTH ELEVATION (CANNON PERDIDO STREET)

2



EAST ELEVATION (OLIVE STREET)

1

North & West Elevations



NORTH ELEVATION

08/11/17

2

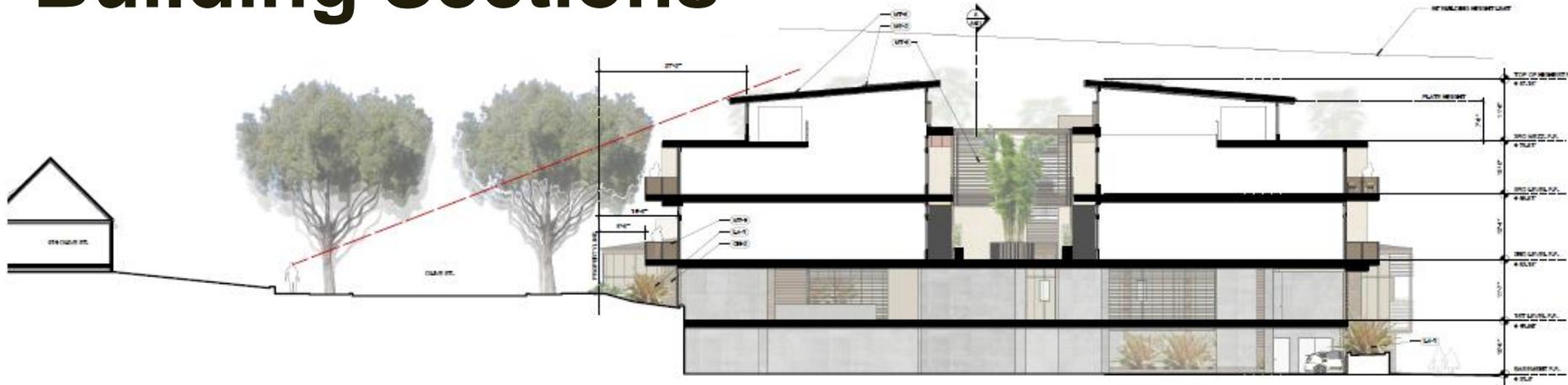


WEST ELEVATION

08/11/17

1

Building Sections



SECTION B

1/8" = 1'-0"

B



SECTION A

1/8" = 1'-0"

A

Building Section



Building Sections/Elevations



SECTION E

1/8" = 1'-0"

(E)



SECTION D

1/8" = 1'-0"

(D)