

901 Holdings, LLC
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Santa Barbara, CA 93108
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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.

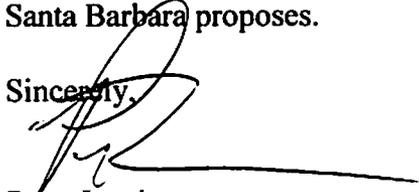
The commercial aesthetic and building performance improvements are complemented with the construction of 19 residential loft apartments above the

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