



City of Santa Barbara California

PLANNING COMMISSION STAFF MEMO

REPORT DATE: January 8, 2006
AGENDA DATE: February 16, 2006
PROJECT ADDRESS: 1298 Coast Village Road (MST2004-00493)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Steve Foley, Project Planner

SUBJECT: CONCEPT REVIEW FOR 1298 COAST VILLAGE ROAD

I. INTRODUCTION

The purpose of this concept review is to allow the Planning Commission to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction on the project design proposal.

On April 7, 2005, the Commission approved an initiation of a Change in Zone for the northern portion of the subject property from R-2/SD-3 (Two-Family Residential/Coastal Overlay Zone) to C-1/SD-3 (Limited Commercial/Coastal Overlay Zone).

On November 14, 2005, the Architectural Board of Review (ABR) examined the the proposed development and was generally supportive of the traditional Santa Barbara architecture. However the ABR voiced concern with the second and third story mass of the building (see the ABR minutes attachment).

The surrounding property on Coast Village Road, from Hot Springs Road to Olive Mill Road, is zoned C-1, with the exception of one parcel zoned E-3 (One-Family Residential) on Hermosillo Drive, and the small portion of the subject property zoned R-2. Two residentially-zoned properties to the north and west are under County jurisdiction and zoned 7-R-2 (Two Family Residential), similar to the City's R-2 Zone.

II. PROJECT DESCRIPTION/REQUIRED APPLICATIONS

The applicant's request is to develop the approximately 18,196 square foot lot(s) with a 3 story mixed-use building with a subterranean parking garage. The proposal is for 5,000 s.f. of commercial space and parking on the first floor, and 8 residential units on the second and third floors. Twenty three parking spaces are included in a subterranean parking garage. The building height is proposed at a maximum of 42.5 feet.

The discretionary applications required for this project are:

A Local Coastal Plan (LCP) Amendment to allow the above-stated zone change;

A Zone Change to re-zone the northern portion of the property from R-2 to C-1 (SBMC §28.92.015);

A Tentative Subdivision Map would be required to divide the commercial/office spaces and residential units into condominiums (SBMC Chapter 27.07);

A Development Plan to allow the proposed non-residential development (SBMC §28.87.300);

A Modification to allow the building to encroach into the required 10-foot front yard along Coast Village Road (SBMC §28.92.026.2, §28.63.060.1);

A Modification to allow the building to encroach into the required 10-foot front yard along Olive Mill Road (SBMC §28.92.026.2, §28.63.060.1);

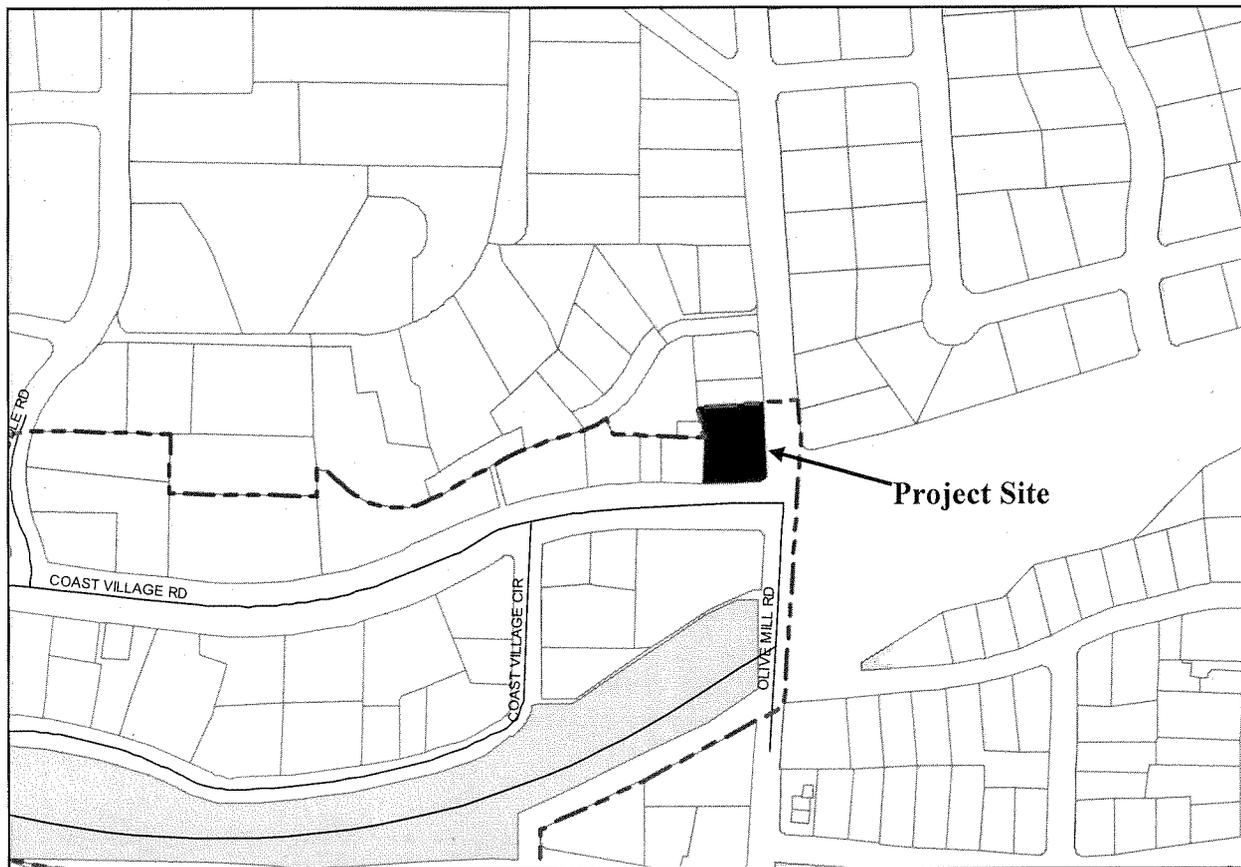
A Modification to allow the 10% open space requirement to be located above the ground floor (SBMC §28.92.026.2); and

A Modification to allow the project to use the residential R-3 zone Solar Protection requirements (SBMC §28.11.020), instead of the C-1 building height requirements (SBMC §28.63.050).

Following the City approvals, the zone change and LCP amendment would require approval by the California Coastal Commission (CCC). The LCP acknowledges the primarily commercial nature of Coast Village Road and does not identify any coastal issues within this area of the City.

No action on this project will be taken at this time, nor will any determination be made regarding environmental review of a proposed project.

Vicinity Map



III. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Jeff Gorrell (Lenvik & Minor Architects)	Property Owner: John Price
Parcel Numbers: 009-230-043	Lot Area: 18,196 square feet
General Plan: General Commerce	Existing Zoning: C-1/R-2/SD-3 (Limited Commercial/Two Family Residence/Coastal Zone) Initiated Zoning : C-1/SD-3 (Limited Commercial/Coastal Zone)
Existing Use: Gas Station	Topography: Nearly flat
Adjacent Land Uses: North – Residential South – Coast Village Road/Commercial East – Olive Mill Road/Residential West – Commercial	

PROJECT STATISTICS

	Bedrooms	Size (Net)	Parking	Private Outdoor Living Space
Unit 1	2	1,808 sq. ft.	2-spaces	356 sq. ft.
Unit 2	2	1,531 sq. ft.	2- spaces	291 sq. ft.
Unit 3	1	1,444 sq. ft.	1- space*	410 sq. ft.
Unit 4	1	1,413 sq. ft.	1- space*	344 sq. ft.
Unit 5	3	2,034 sq. ft.	2- spaces	530 sq. ft.
Unit 6	2	1,553 sq. ft.	2- spaces	373 sq. ft.
Unit 7	2	1,497 sq. ft.	2- spaces	262 sq. ft.
Unit 8	2	1,885 sq. ft.	2- spaces	364 sq. ft.

Retail Commercial	Size	Total Commercial	Parking
2 Units	2,500 sq. ft. each	5,000 sq. ft.	21 (total proposed project =38)

* The two one-bedroom units are required to provide 1.5 spaces per unit for a total of three. The proposed project adequately provides the required spaces.

IV. REQUEST AND ISSUES

The Pre-application Review Team (PRT) reviewed the project in July of 2004, where the mass, bulk and scale of the proposed building was identified as appearing inconsistent with the surrounding neighborhood. Staff requested the applicant to receive ABR conceptual review which was completed. The ABR commented on the design and continued the review indefinitely (see attached ABR minutes).

The applicant is seeking conceptual review comments and direction on the appropriateness of the general site layout, building massing, site use, etc., to ensure a well integrated project in the Coast Village Road neighborhood. The applicant seeks this guidance prior to moving forward with additional design work.

Staff would like direction from the Commission on the following issues:

- Land use and site design
- Project relationship to the residential zone to the north
- Parking design
- Mass, bulk, and scale of the development
- Setbacks and modification requests
- Solar access setback regulations versus building height setback regulations

Based on initial staff review and ABR comments, Staff continues to be concerned about the building

mass and layout. This property is both a city gateway parcel and adjacent to a residential neighborhood and the design should respect both. The predominant visual feature is the mountain backdrop that rises above the community of Montecito to the north.

The city's Local Coastal Plan Policy 9.1 addresses visual issues stating:

The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;*
- (2) Requiring view easements or corridors in new developments;*
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;*
- (4) Developing a system to evaluate view impairment of new development in the review process.*

Actions

- Explore Federal, State, and local funding sources for park and open space acquisition.*
- Delineate view corridor locations on new construction/ development plans by additional building limits, building orientation, and setback requirements.*
- Establish standards of acceptable view protection to be utilized by developers, City staff, and discretionary bodies to ascertain a project's height, setback, and clustering of buildings.*

The ABR addressed the mass of the project and suggested that the applicant break down the second and third story massing and the massing along Coast Village Road in general. Prior to further design changes, the applicant requested that the Planning Commission receive the opportunity to comment on the project.

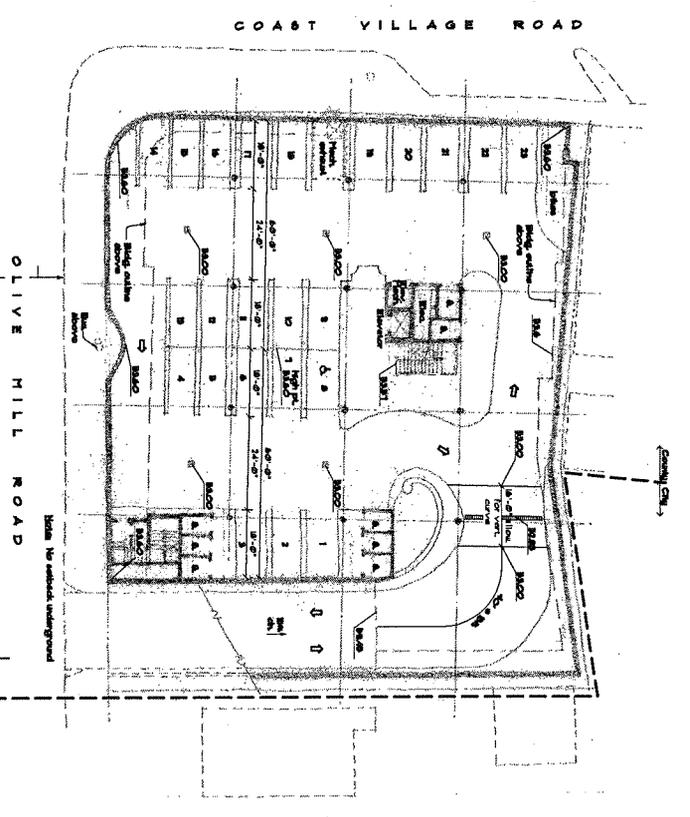
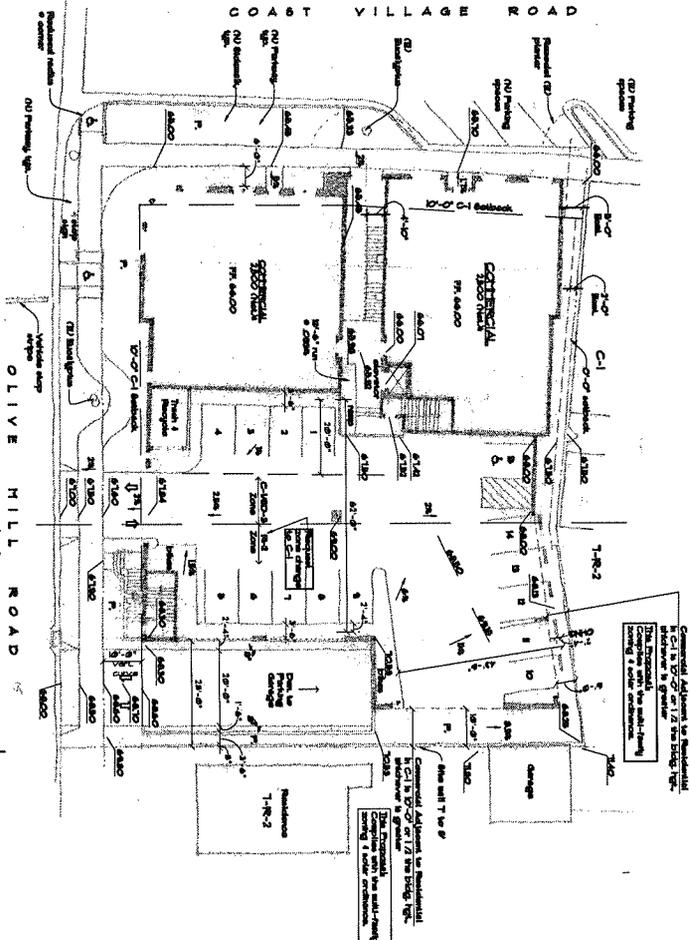
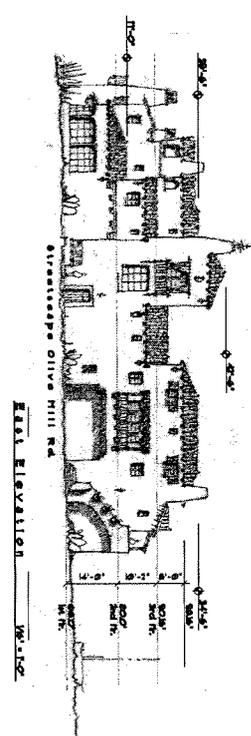
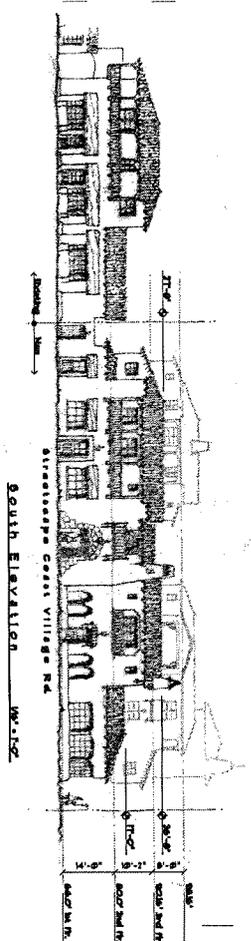
As part of the review process, site visits with story-poles will be required to show the buildings structural mass and its relationship to the site, neighborhood and public view corridors.

V. RECOMMENDATION/FINDINGS

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments after considering the issues outlined. **This review is not meant to imply any approval of, or formal position on, the proposed project.**

Exhibits:

- A. Site Plans and Elevations
- B. ABR Minutes
- C. Applicant's letter, dated January 21, 2005



LENVIK & MINOR ARCHITECTS

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NO.	DATE	DESCRIPTION

The John Price
P.O. Box 100
Santa Barbara, CA 93100
PH: 805-966-7144

Price Mixed Use
1238 Coast Village Rd
Montecito, CA 93105

Plans & Elevations

A1

NO.	DATE	DESCRIPTION

3) Most Board members are uncomfortable with the modification request along Olive Mill Road, given the scale and proximity to a residential neighborhood, however, would potentially entertain some use of the modification to create some traditional massed wall planes; yet appreciate that the modifications are necessary to create traditional wall planes and massing. 4) The streetscape along Olive Mill Road needs to be sensitive to the residential neighborhood and must scale down into it. The use of the modification should be sensitive to the tradition of the architecture, and marry the architecture back into the residential scale of Olive Mill Road. 5) The Board finds the front yard modification request to use the solar setback rule versus the building height rule is deemed acceptable. 6) The proposal is aggressive and there are concerns with the lack of openings for pedestrian paseos. 7) There is opportunity to create stronger courtyards for the public experience; both at ground level and at the second story, and the street wise experience of the second story as seen from the public courtyard. 8) Study ways to break down the second and third story massing. 9) The Board appreciates the use of the one-story at the street corner. 10) Study using interior courtyard space as a mechanism of hiding some of the massing as seen by public. 11) There are concerns with the height and massing of the west elevation as seen from Coast Village Road. 12) It is understood that the project was not noticed, and that the applicant will work with the neighbors to help resolve any concerns of the neighbors.

Action: LeCron/Bartlett, 7/0/0.



LENVIK & MINOR
ARCHITECTS

February 3, 2006

City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

**Re: 1298 Coast Village Road
Montecito, CA 93108
A.P.N. # 009-230-43 Zone: C-1/ R-2**

(Planning Commission Concept Meeting #1)

Dear Planning Commissioners:

Project description:

The site currently contains a 76' Gas Station with two repair bays and a hand car washing area to the rear of the site.

This concept review application is proposing to remove the existing station, service bays, canopy and car wash (+/- 2,250 sf. under roof), as well as, remove the underground tanks, etc. In its place, this application proposes to construct underground parking, commercial business and parking at grade level, residential living space on the second floor, with bedrooms placed on the third floor. The property currently is split into two zones, C-1 and R-2 to the rear. The Planning Commission unanimously voted to initiate the R-2 to C-1 zone change, April 7, 2005.

There will be roughly 5,950 cy. of excavation for the underground parking. The two eucalyptus trees adjacent to the roadway, and the Ficus to the rear of the property, will be saved. The site is 18,196 sf. and consists mostly of paving, building and very little landscape. This proposal will add additional landscape at the street.

This site is located at the corner of Coast Village Road and Olive Mill Road. Directly across the street on Coast Village Road is the Montecito Inn, consisting of one, two and three stories, predominantly three. West of the site is a wonderful one and two story Monterey style office building. It is built adjacent to the back of the sidewalk and is 1' off our property line. To the rear of this building is a 7-R-2 zoned empty lot paved and used as a parking lot.

Directly to the north of our site is a one story residence on a 7-R-2 zoned property which marks the transition from City to County land and from Commercial to Residential.

ATTACHMENT C

Project goals:

1. Better utilization of the property at 1298 Coast Village Road.
2. Fill a need for more retail space along Coast Village Road.
3. Fill a need for more residential in the form of a mixed use building
4. Design a building that is continuous of this being a gateway entry to Coast Village Road
5. The design should be in character with the best examples in the neighborhood.
6. The design should enhance the streetscape
7. The residential private outdoor spaces should be protected from street noise and have views of the mountains.
8. The net result at the end of the project should be a positive for the Owner, community at large and the neighbors of Coast Village Road.

Project Statistics:

- Commercial: 5,000 sf.
- Residential: Total (8) units
 - One (3) bedroom @ 2,034 sf. (Net)
 - Five (2) bedrooms ranging from 1,497 sf. to 1,885 sf. (Net)
 - Two (1) bedrooms @ 1,413 sf. and 1,444 sf. (Net)
- Parking: (23) under ground spaces
(15) above ground spaces
(38) Total parking spaces
- Site coverage:
 - Building 14,000 sf. 76.94%
 - Driveways 1,653 sf. 9.08%
 - Common outdoor area 2,543 sf. 13.98%
(common patio, walks/planters)

Modification Requests:

1. North Property Line: The request is abided by the R-3 / R-4 solar ordinance rather than the C-1 adjacent to residential setback requirements. Staff has indicated during the PRT process that they are in support.
2. West Property Line: Reduce the parking interior yard setback adjacent to residential from 5' to 2'-8" +/-, and to allow the 2nd and 3rd floor residential to comply with the R-3 / R-4 setbacks rather than the C-1 adjacent to residential setbacks. Please note that the adjacent 7-R-2 lot is and has been used as a commercial parking lot for a long time.
3. South property Line: To allow the building setbacks facing Coast Village Road to be compatible with the existing neighborhood and adjacent commercial buildings which are zero. The current C-1 zone setback is 10'.

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1298 Coast Village Road
Montecito, CA 93108
A.P.N. # 009-230-43 Zone: C-1/ R-2
(Planning Commission Concept Meeting #1)

4. East Property Line:
- a. To allow 17 lf. of 2nd floor residential to have an 8'-6" setback rather than the R-3, 10' setback.
 - b. Reduce the third floor residential setback to range between 10' and 12'-6" rather than the 15' R-3 setback.
 - c. Allow the egress stair to be fully into the setback.

Purpose of the concept review:

To seek guidance from the Planning Commission on:

- The appropriateness of the proposed use on this site. Please note a verbal description of the proposed use was given at the zone initiation hearing and met favorably.
- Architecture's mass bulk and scale.
- Residential unit mix and size.
- Retail versus other.
- The appropriateness of the modification requests.
- Mountain views.
- Courtyard theme shielding the residences from street noise.
- Neighborhood compatibility.
- Comments regarding City goals and supported change.
- Other.

Please note that as of this date I have had discussions with the Westerly Commercial owner, meet with the manager of the Montecito Inn and the Coast Village Association. I intend to meet with them one more time prior to the concept meeting, and will retain their comments and yours prior to proceeding further with the design.

Sincerely,

Lenvik & Minor Architects



Jeff A. Gorrell, AIA

