

PRELIMINARY REVIEW**1. 4000 LA COLINA RD E-3/SD-2 Zone**

Assessor's Parcel Number: 057-020-015
Application Number: MST2004-00673
Owner: Los Angeles Education, Archdiocese & Welf Corp
Applicant: Peter Darose

(Proposal to construct a 30-foot tall, 9,512 square foot indoor practice gymnasium at the northwest corner of Bishop Garcia Diego High School. Project also includes landscaping and site improvements including grading, utility and drainage. The project requires City Council approval for Community Priority Allocation of Square Footage for the gymnasium.)

(PROJECT REQUIRES CITY COUNCIL APPROVAL FOR COMMUNITY PRIORITY ALLOCATION OF SQUARE FOOTAGE AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-05.)

(3:14)

Ed Lenvik, Architect; Vern Williams, Engineer; and, Bob Cunningham, Landscape Architect; present.

Motion: Final Approval of the architecture as submitted and Final Approval of the Landscape with the irrigation plan to return to the Consent Calendar for Review After Final with the following comments and conditions: 1) Applicant to return with the Phase I Quad improvement plan. 2) Applicant to return with a landscape plan to include proposed landscape at the graded areas of the northwest corner of the site. 3) Upsize the two Pine Trees to 24-inch box trees. 4) Upsize the street front Crape Myrtle Trees to 15-gallon box trees. 5) The back flow preventer shall be painted an earth tone or green tone color. 6) It is understood that there will be no mechanical equipment located on the roof top. 7) All lighting shall be wall mounted on the building and directed downward. 8) The Board appreciates the addition of brick on the book end gables.

Action: Manson-Hing/Wienke, 6/0/0

CONCEPT REVIEW - NEW ITEM**2. 1298 COAST VILLAGE RD C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043
Application Number: MST2004-00493
Owner: Tosco Corporation
Architect: Lenvik & Minor Architects
Applicant: John Price

(Proposal to re-zone the R-2 portion of the property to C-1, demolish the existing gas station and service bays, and construct a three-story, mixed-use building of approximately 22,262 sq. ft. The building would consist of 5,028 sq. ft. of commercial space, 8 residential units of approximately 13,165 sq. ft. and a total of 38 covered parking spaces are proposed on a 18,196 square foot lot.)

(COMMENTS ONLY; ONLY PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A ZONE CHANGE, COASTAL PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL AND MODIFICATIONS.)

(4:00)

Jeff Gorrell, Architect, present.

Public comment opened at 4:10p.m.

Danny Copus, General Manager, Montecito Inn, stated concerns that a proposed three-story building will severely decrease the views which the Montecito Inn offers to its guests. Mr. Copus stated that this would result in a loss of approximately 53,000-59,000 Per Year in Room Revenue. All Rate Cards, Web sites and advertisements associated with the Mountain View rooms will also need to be changed.

Public comment closed at 4:14p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The architecture is a beautiful rendition of traditional Santa Barbara architecture, and the Board appreciates the style and details of the project, however, the Board has concerns for the size, bulk, and scale. 2) The Board understands the two-story massing along the streetscape, and supports the modification request to encroach onto Coast Village Rd. because it is consistent with the streetscape. However, one member does not support this modification request, and would like to see more parkway and sidewalk. 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.