



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 27, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

KIRK GRADIN – CHAIR (Consent Agenda Representative)
SCOTT HOPKINS – VICE-CHAIR
THIEP CUNG
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
STEPHANIE POOLE (Consent Agenda Representative)
AMY FITZGERALD TRIPP
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: JOHN CAMPANELLA
PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor
 SUSAN GANTZ, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/ABRVideos.

CALL TO ORDER:

The Full Board meeting was called to order at 3:00 p.m. by Chair Gradin.

ATTENDANCE:

Members present: Gradin, Cung (until 7:16 p.m.), Hopkins, Miller, Poole (until 5:45 p.m.), Tripp and Wittausch.
Members absent: None.
Staff present: Gantz and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **April 13, 2015**, as amended.
Action: Wittausch/Miller, 5/0/2. Motion carried. (Gradin/Cung abstained, and Miller abstained from Item 1).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **April 20, 2015**. The Consent Calendar was reviewed by **Amy Fitzgerald Tripp**.
Action: Hopkins/Tripp, 6/0/1. Motion carried. (Gradin abstained).
Motion: Ratify the Consent Calendar of **April 27, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.
Action: Hopkins/Miller, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz made the following announcements:
 - a) Board Member Tripp will be stepping down on Items 6 and 7 at 401 E. Haley Street and 412 E. Haley Street, respectively;
 - b) Board Member Miller will be stepping down on Item 2 at 110 S. Hope Avenue; and
 - c) Board Member Poole will attend the meeting from 3:00 p.m. – 5:45 p.m.
- E. Subcommittee Reports.
- No reports were made.

CONCEPT REVIEW - CONTINUED ITEM

1. CITYWIDE NEWS RACKS

ROW Zone

(3:15) Assessor's Parcel Number: 000-000-0RW
Application Number: MST2014-00599
Owner: City of Santa Barbara

(Proposal to update the City's News Rack Ordinance in order to provide more effective news rack management and maintenance.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on February 2, 2015.)

Actual time: 3:09 p.m.

Present: John Ewasiuk, Principal Civil Engineer.

Public comment opened at 3:27 p.m.

- 1) Elizabeth Wright, expressed support with submitted personal suggestions as a self-appointed "community liaison".
- 2) Joe Cole, Agent for the SB Independent, expressed support as an independent distributor representative.

Public comment closed at 3:30 p.m.

Board comments:

- 1) No advertizing would be allowed on the new rack boxes or pedestals.
- 2) A majority of the Board is in support of clean, simple, and uniform smaller size new racks with a minimalistic design (#KJ-50E).
- 3) If multiple rack boxes are used, a majority of the Board was in favor of smaller size boxes on a common rack, and positioned as close together as possible.
- 4) Standardize and minimize the size of the newspaper and magazine logos and contact information as much as possible, to be placed only on the front centered bottom portion of the boxes so as not to be seen from the street.
- 5) A majority of the Board found supportable an overall Malaga green color, including support post.

FINAL REVIEW**2. 110 S HOPE AVE H****C-2/SD-2 Zone**

(3:55) Assessor's Parcel Number: 051-010-014
Application Number: MST2014-00581
Owner: Macerich Company
Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 16, 2015.)

Actual time: 4:03 p.m.

Present: Ryan Mills, Architect.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval and continued indefinitely to Consent Review for details with comments:

- 1) Restudy eliminating the gutters or if the gutters are kept, then the gutters should be half-round, with copper material or other authentic material (not just painted) of a distinguishing color different from the plaster.
- 2) Study alternate support details for the canopy awnings.
- 3) Further recess the high windows, where possible.
- 4) Eliminate the sheet metal parapet caps entirely, if possible.

Action: Hopkins/Wittausch, 6/0/0. Motion carried. (Miller stepped down).

PROJECT DESIGN REVIEW**3. 2334 DE LA VINA ST****R-4 Zone**

(4:10) Assessor's Parcel Number: 025-113-001
Application Number: MST2013-00419
Engineer: Windward Engineering
Owner: BLH Properties, LLC
Architect: Jason Grant

(Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer approval of a Tentative Subdivision Map has been granted.)

(Action may be taken if sufficient information is received.)

Actual time: 4:24 p.m.

Present: Jason Grant, Architect; Jessica Harlin, Owner of Barefoot Designs-Landscapes & Lifestyles; and Kelly Brodison, Assistant Planner.

Public comment opened at 4:47 p.m. As no one wished to speak, public comment was closed.

An email of concern from Ms. Roya Bahari was acknowledged.

Motion: Project Design Approval and continued indefinitely to Consent Review with comments:

- 1) Provide consistent details with the plans, specifically the exterior walls should be minimum 2 x 6 feet.
- 2) Study thickening the garage walls to a minimum one foot thickness.
- 3) Provide property line fence details to a maximum height of 8 feet.
- 4) Study reducing the massing of the fireplace chimney to diminish the impact. One Board member suggested pushing the chimney massing further into the wall to reduce the exterior reveal.

Action: Poole/Hopkins, 7/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM

4. 1623 DE LA VINA ST

R-4 Zone

(4:35) Assessor's Parcel Number: 027-171-010
 Application Number: MST2014-00546
 Owner: Sherrie McIver
 Owner: Emmet Hawkes Jr.
 Architect: Tom Ochsner
 Applicant: Joseph Flynn

(Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.)

(Third Concept Review. Project requires Conditions of Approval, compliance with Tier 2 Stormwater Management Program (SWMP), and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Action may be taken if sufficient information is provided. Project was last reviewed on March 30, 2015.)

Actual time: 5:00 p.m.

Present: Tom Ochsner, Architect; Joseph Flynn, Applicant; and Emmet Hawkes Jr., Owner.

Public comment opened at 5:13 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued four weeks to Full Board with comments:

- 1) Incorporate some continuity of design style details between the three buildings (brackets, the large rear column, column bases, front door entry, rafters, etc.).
- 2) Provide front door style, corner boards, and other trim details lacking on the elevations.

- 3) Provide gutter and downspout details on the plans/elevations.
- 4) Return with paver details.
- 5) Provide lighting plan details.
- 6) Study providing additional landscape planters adjacent to the building, particularly on the driveway side of Units A and B.
- 7) Restudy the kitchen location to simplify the pathway access to both trash enclosures.
- 8) For Unit A, study relocating the trash enclosure further to the east.
- 9) For Unit A, study relocating the private side yard fencing in consideration of potential negative impact to the existing Oak tree root system and the placement of fence post footings. Study enlarging the windows flanking the fireplace in the living room.
- 10) For Unit B, alter the vehicular turning radius tighter around the corner and consider utilizing walkways and planters as “borrowed space” to allow for landscaping in front of the living room windows. Add additional windows to Unit B.
- 11) For Unit C, restudy the bay window roof.
- 12) Provide consistent window shutters throughout the elevations.
- 13) Provide compliance with Tier 2 Stormwater Management Program (SWMP) requirements for disconnected downspouts.
- 14) Provide an irrigation plan, including backflow device details.
- 15) Reproduce the draft Conditions of Approval on the plans.
- 16) Vice Chair Hopkins read the following finding into the record: “The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.”

Action: Hopkins/Poole, 7/0/0. Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

5. 433 ALAMEDA PADRE SERRA

R-2 Zone

(5:00)

Assessor’s Parcel Number: 031-391-008
 Application Number: MST2014-00547
 Owner: Barton Clemens, Trustee for Oliviera Trust
 Applicant: Joseph Flynn
 Architect: Tom Ochsner, Architect

(Proposal to demolish a vacant 1-story, 800 square foot single-family dwelling and construct a new 2-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot 2-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot 2-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.)

(Action may be taken if sufficient information is received. Project was last reviewed on January 20, 2015.)

Actual time: 5:35 p.m.

Present: Tom Ochsner, Architect; and Jeffrey Yardy, Yardy Designs, Inc.

Public comment opened at 5:41 p.m. As no one wished to speak, public comment was closed.

- Motion: Project Design Approval and continued four weeks to Full Board with comments:**
- 1) Study the deck rails on the second and third floors. A majority of the Board was in favor of the original deck rail designs.
 - 2) Study simplifying the elevations, particularly the south elevation.
 - 3) Study relocating the trash enclosure to a less visible location.
 - 4) Provide a color board.
 - 5) Provide cut sheets for light fixture details.
 - 6) Study simplifying and reducing the number of downspouts.
 - 7) Vice Chair Hopkins read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Hopkins/Cung, 6/0/0. Motion carried. (Poole absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM

6. 401 E HALEY ST

C-M Zone

(5:20)

Assessor's Parcel Number: 031-212-018
 Application Number: MST2015-00136
 Designer: Becker Studios, Inc.
 Owner: Kielle Horton Trust

(Proposal to convert an existing 2,112 square foot auto repair building at 508 Laguna Street to industrial/manufacturing use. There will be no change of use to the existing duplex at 510 Laguna Street or the retail building at 401 E. Haley Street. Public improvements are proposed including alterations to the driveway aprons and 489 square feet of new sidewalk, curb, gutter and parkway. The project also includes exterior paint changes to three buildings, revisions to an existing trellis to be 12" taller, changes to trellis details, and awning replacement. There is an Offsite Parking Agreement proposed with 412 E. Haley Street to provide the required parking. No new floor area is proposed.)

(Action may be taken if sufficient information is provided.)

Actual time: 6:02 p.m.

Present: Clay Aurell and Daryl Becker, Architects.

Public comment opened at 6:09 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval as submitted.

Action: Miller/Hopkins, 5/0/0. Motion carried. (Tripp stepped down, Poole absent).

The ten-day appeal period was announced.

REVIEW AFTER FINAL**7. 412 E HALEY ST****C-M Zone****(5:40)**

Assessor's Parcel Number: 031-283-005
Application Number: MST2014-00042
Owner: Laguna Haley Studio, LLC
Architect: Becker Studios

(This is a revised project description: A previous proposal was reviewed and approved by the ABR on February 10, 2014, to remodel the façade of an existing 3,655 square foot one-story commercial building. The project also included repair/replacement of siding and doors, conversion of 413 square feet of garage to light industrial use, permitting 222 square feet of as-built non-residential floor area, a 58 square foot addition, one accessible parking space, a new driveway gate, lighting, and a trash enclosure on the adjacent parcel via a legal agreement. A revised proposal now includes the conversion of an existing 1,737 square foot four-car garage to leasable floor area and one uncovered parking space on-site, with remaining required parking to be provided off-site at 401 E. Haley Street. An Offsite Parking Agreement is currently being reviewed under Master Application MST2015-00136. The revised total of Growth Management Plan non-residential square footage is 2,430 square feet. This project now requires Development Plan Approval findings by the Architectural Board of Review.)

(Public Hearing for Review After Final of revised project.)

Actual time: 6:18 p.m.

Present: Clay Aurell and Darryl Becker, Architects.

Public comment opened at 6:20 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval of Review After Final as submitted with Development Plan Approval findings Nos. 1-4, as recommended by staff.

- 1) Based on a preliminary plan check review by Planning Division staff, the proposed development complies with all provisions of the Zoning Ordinance. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division;
- 2) The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan;
- 3) The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood;
- 4) The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy expressed in the allocation allowances specified in SBMC 28.85.050.

Action: Miller/Hopkins, 5/0/0. Motion carried. (Tripp stepped down, Poole absent).

*** THE BOARD RECESSED AT 6:22 P.M., AND RECOVERED AT 6:45 P.M. ***

PROJECT DESIGN REVIEW**8. 2720 DE LA VINA ST****C-2/SD-2 Zone****(6:20)**

Assessor's Parcel Number: 051-220-021
 Application Number: MST2014-00079
 Owner: William Meller Family, LLC
 Applicant: DesignArc, Inc.

(Proposal to demolish the existing 4,167 square foot commercial building and surface parking lot, and construct a new 20,746 square foot mixed-use building on the 11,674 net square foot parcel. The building consists of three stories above an underground parking garage. Twelve commercial parking spaces are proposed in the parking garage below-grade. The first floor at grade consists of 3,112 square feet of commercial space and eight residential parking spaces in the attached parking garage. The second and third floors above consist of seven residential units. The project is proposed under the Average Unit-Size Density Incentive Program (AUD). There will be 168 cubic yards of fill grading, and 1,562 cubic yards of excavation, mainly for the lower level of parking below grade. The project includes new landscaping and street trees.)

(Action may be taken if sufficient information is provided.)

Actual time: 6:45 p.m.

Present: Bruce Bartlett, Applicant, and Kim True, Landscape Architect; William Meller, Owner; and Tony Boughman, Assistant Planner.

Public comment opened at 7:05 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Full Board with comments:

- 1) One Board member requested the Applicant return with dash coat (stucco texture) samples and details.
- 2) Vice Chair Hopkins read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Hopkins/Wittausch, 6/0/0. Motion carried. (Poole absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**9. 32 ANACAPA ST****OC/SD-3 Zone**

(6:45) Assessor's Parcel Number: 033-113-012
Application Number: MST2013-00382
Architect: SB Home Designs
Applicant: Misael Contreras
Owner: Jason Leggitt

(Proposal to permit "as-built" uses in an existing 4,000 square foot commercial building including two new ADA accessible ramps, new deck areas totaling 1,006 square feet, door and window changes, and interior alterations for a restaurant/bar in Unit C. Currently there are ten legal nonconforming parking spaces on this approximately 12,000 square foot parcel with 10 parking spaces proposed. Also proposed is a new trash enclosure, new bicycle parking, and a new entry trellis connecting City Parking Lot 10 with this parcel. This project addresses violations identified in enforcement case ENF2013-00015 and requires Coastal Review.)

(Action may be taken if sufficient information is provided. Requires Coastal Review. Project was last reviewed on February 17, 2015.)

Actual time: 7:16 p.m.

Present: Misael Contreras, Applicant; Xavier Cobian, Designer; and Jason Leggitt, Owner.

Public comment opened at 7:30 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued two weeks to Consent Review with comments:

- 1) Provide final details on the plans.
- 2) Provide landscaping details, including planter details around the tree.

Action: Wittausch/Tripp, 5/0/0. Motion carried. (Poole/Cung absent).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 7:30 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Review were reviewed by **Kirk Gradin** and **Courtney Jane Miller**).

ABR - NEW ITEM**A. 504 E ARRELLAGA ST****R-3 Zone**

Assessor's Parcel Number: 027-760-001
 Application Number: MST2015-00161
 Contractor: Jose Perez
 Owner: MacDonald Living Trust
 Applicant: Vanguard Planning

(Proposal to permit an "as-built" air-conditioning unit within the required front yard setback facing Olive Street in a residential condominium development. This project addresses violations identified in Enforcement Case ENF2014-00753. Staff Hearing Officer review is requested for a zoning modification to encroach into the required front setback.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

Present: Jarrett Gorin, Applicant for Vanguard Planning.

Continued indefinitely to Staff Hearing Officer with positive comments:

- 1) The project does not pose any public visual impacts and the modification can be supported.
- 2) The project is continued back to ABR Staff for Project Design Approval and Final Approval. Gradin/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**B. 121 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-221-019
 Application Number: MST2014-00140
 Owner: Geoffrey Rockwell
 Architect: Sherry & Associates

(Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.)

(Review After Final of the following changes to the approved project: Add a second floor balcony at the rear of the dwelling, omit French doors and replace with single entry door and new window on upper level, omit one dormer and change details on remaining dormers, omit entry door overhang on lower level, add garage door vents, change window styles, change vent style, change siding material to horizontal wood siding, change a window to a door on the west elevation ground floor, raise some window sill heights to be 11 inches higher than originally approved, and change the wood siding color.)

Present: Benjamin Lucas, Applicant; and Mark Meza, Owner.

Continued one week to Consent Review.

Gradin/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**C. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018
Application Number: MST2011-00220
Owner: Black Valner, LLC
Applicant: Dudek
Architect: Cearnal Andrulaitis

(Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.)

(Review After Final to extend an in-ground planter. Material to match existing.)

Present: Kelly Wallace, Project Designer for Hillstone.

Final Approval as submitted of Review After Final.

Gradin/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**D. 1023 CACIQUE ST A****R-3 Zone**

Assessor's Parcel Number: 017-213-014
Application Number: MST2014-00503
Owner: John Luca
Architect: Peikert RRM Design Group

(Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.)

(Review After Final of the following changes: Retain the existing door and sidelites and revise the size of the bedroom window on Unit 1, and revise parking layout and trash enclosure location.)

Present: Bonnie Sangster for RRM Design Group.

Final Approval as submitted of Review After Final.

Gradin/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**E. 903 W MISSION ST****R-2 Zone**

Assessor's Parcel Number: 043-113-009
Application Number: MST2009-00388
Owner: Heidi Ferguson
Architect: AB Design Studio, Inc.
Architect: Kenneth & Harbaugh

(Revised proposal to construct a new 525 square foot second story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.)

(Review After Final of the following changes: Eliminate three concrete slabs and bench in front yard, change driveway material from "drivable grass" to GEOWEB, remove curb wall at fence, and change some plant materials to be more drought-tolerant.)

Present: Chris Gilliland, Landscape Architect.

Final Approval as submitted of Review After Final.

Gradin/Miller, 2/0/0. Motion carried.

ABR - CONTINUED ITEM**F. 1225 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-034
Application Number: MST2015-00159
Owner: Coast Village Investments, LP
Architect: Studio R Architecture & Design

(Proposal for exterior alterations to a commercial complex extending over four parcels and addresses including APNs 009-291-034, -035, -036, & -037 and 1225 & 1235 Coast Village Road and 1230 & 1236 Coast Village Circle. The work proposed is to repaint building exteriors, new window shutters, new wood corbels, and new light fixtures. No new floor area is proposed.)

(Second Review.)

Present: Rex Ruskauff, Architect.

Project Design Approval and Final Approval as submitted.

Gradin/Miller, 2/0/0. Motion carried.

ABR - CONTINUED ITEM**G. 1224 COAST VILLAGE CIR****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-013
Application Number: MST2014-00362
Owner: CVC Group, LP
Applicant: Caltrop

(Proposal to upgrade an existing wireless facility including the following: remove two existing 4'-0" tall rooftop antennas and install one 4'-0" tall rooftop hexport antenna and two 4'-0" tall octoport antennas; install four tower-mounted amplifiers; and four new remote radio units. Some new antennas will be visible. The existing parapet will be painted to match the rest of the building.)

(No Visual Impact Findings required. Action may be taken if sufficient information is provided. Project was last reviewed at Full Board on January 5, 2015.)

Present: Christina LiBrizzi, Applicant.

Project Design Approval and Final Approval as submitted.
Gradin/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**H. 3880 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-046
Application Number: MST2012-00422
Owner: Sumida Family, LP
Architect: LMA Architects

(Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures for the existing nursery. The existing two-story commercial building fronting on State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.)

(Review After Final of the following changes to an approved project: Lower building 12", omit carports, revise parking layout and ADA lift, reconfigure bike lockers, establish double check valve location, revise details for building, windows, and door, add address numbers, and revise landscaping.)

Present: Richard Six for LMA Architects.

Final Approval as submitted of Review After Final.
Gradin/Miller, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 2:30 P.M. ****