



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, June 22, 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](http://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](http://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, Hopkins, Miller, Tripp and Wittausch.

Members absent: Poole.

Staff present: Gantz, Limón (present until 5:08 p.m.), 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 **June 8, 2015**, as amended.

Action: Wittausch/Miller, 4/0/2. Motion carried. (Hopkins and Cung abstained, Poole absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 15, 2015**. The Consent Calendar was reviewed by **Gradin** and **Miller** (with the exception of Item B, 110 S. Hope Ave-H, which was reviewed by Gradin only).

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

Motion: Ratify the Consent Calendar of **June 22, 2015**. The Consent Calendar was reviewed by **Gradin** and **Miller**.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Gantz announced that Board member Poole will be absent from the meeting.
  - b. Mr. Limon reported that the project at 1818 Castillo Street which received ABR approval on May 26, 2015, has been scheduled for a City Council appeal hearing on Tuesday, July 21, 2015.
- E. Subcommittee Reports: No reports.

### **CONCEPT REVIEW - NEW ITEM**

#### **1. 525 E YANONALI ST**

**OM-1/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 017-540-007  
 Application Number: MST2015-00286  
 Owner: City of Santa Barbara  
 Applicant: Linda Sumansky

(Proposal for repairs and maintenance required to reactivate the city's desalination facility to provide drinking water in response to the extreme drought. The work includes replacement of existing Sea Water Reverse Osmosis modules, refurbishment of water storage tanks, new landscaping, access gate relocations, and upgrades and refurbishment of equipment at the pump station at 420 Quinientos Street.)

**(Comments only; requires Environmental Assessment.)**

Actual time: 3:14 p.m.

Present: Sara Iza, AICP, Project Manager; and Linda Sumansky, Principal Engineer.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Provide a landscape plan for street frontages to show existing and proposed landscaping. The proposed plant palette is acceptable, but include taller screening plantings where possible.
- 2) Study replacing the chain link fence with a metal fence, within budget.
- 3) Consider an alternative to the proposed addition of a shepherd's hook over the top of the existing wall on Yanonali Street by attaching directly to the wall.
- 4) Provide a Stormwater Management Plan.

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

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **2. 1298 LAS POSITAS RD**

**A-1 Zone**

**(4:00)** Assessor's Parcel Number: 047-010-034  
 Application Number: MST2013-00141  
 Owner: City of Santa Barbara  
 Applicant: Elings Park  
 Architect: Ray Hicks

(Proposal for demolition of the existing 872 square foot office/restroom building at the tennis facility and construction of a new 3,507 square foot multiple-use building that includes a fitness room, cafe kitchen, pro shop, restrooms and office. The project also includes replacement of existing tennis stadium seating and repairs to the existing parking lot. Grading includes 220 cubic yards of cut and 22 cubic yards of fill. Planning Commission review is requested for 2,635 square feet of new non-residential square footage. Parks and Recreation Commission approval will be required for the project.)

**(Third Concept Review. Comments only; project requires Environmental Assessment and Development Plan Approval findings. Project was last reviewed on November 24, 2014.)**

Actual time: 3:35 p.m.

Present: Ray Hicks, Applicant; and Danny Vickers, Executive Director of the Las Positas Park Association; and Bob Cunningham, Landscape Architect.

Public comment opened at 3:59 p.m.

- 1) Karin Van Hoek (Las Positas Tennis Group member), opposition; expressed concerns regarding defaulted lease agreement, insufficient divider walls between tennis courts, insufficient number of available tennis courts; and the plan for an enclosed building within a thousand feet of a landfill.
- 2) David Niles, (submitted letter, Las Positas Tennis Group member) opposition; with expressed concerns regarding the defaulted lease agreement, impacts on existing trees, proposed planned elements not allowed in other parks, the non-government use park designation, and requirements for long-term maintenance and monitoring for water use.
- 3) David Boone (neighborhood resident), opposition; with expressed concerns regarding replacement of walls which may have subsequent impacts to the neighborhood such as rising fees and costs to tennis court users.

Letters and emails of concern from David Niles and Gabriel Ross, Attorney for the Las Positas Tennis Group were acknowledged.

Public comment closed at 4:09 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board appreciates the redesign of the project and finds the proposed architecture attractive and appropriate to the site.
- 2) The Board suggests the Applicant work with the neighborhood to receive their input.
- 3) The Board understands that they must wait for staff's input on the appropriateness of the setbacks and uses, and the compatibility in the A-1 Zone.
- 4) Provide overhang roof details.
- 5) Some Board members would like the Applicant to study the lighting effects at night and the potential impacts to neighboring properties.

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

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. CITYWIDE**

**(4:45)** Assessor's Parcel Number: 099-MSC-0PD  
 Application Number: MST2014-00568  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara/Environmental Services  
 Agent: City of Santa Barbara

(Proposal for a new Public Container Master Plan. Over the next 31 years, the plan will standardize public trash and recycling containers throughout the City by transitioning from 26 style types to four within Landmark Districts, and six within the remaining City areas.)

**(Second Concept Review. Action may be taken if sufficient information is received. Project was last reviewed on December 8, 2014.)**

Actual time: 4:41 p.m.

Present: Matthew Fore, Environmental Services Manager; Lorraine Cruz-Carpenter, Environmental Services Specialist; and Andrew Bermond, Airport Project Planner.

Public comment opened at 4:57 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and Final Approval of the Public Container Master Plan with conditions:**

- 1) The #2 approved lid shall have a darker blue dome lid similar to the Chase Palm Park recycle containers.
- 2) The description of the containers on page 3 of the Public Container Master Plan shall stipulate the requirement for tan colored containers instead of silver colored containers for the airport area.

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

The ten-day appeal period was announced.

#### **CONCEPT REVIEW - NEW ITEM**

#### **4. 100 BLK S SOLEDAD ST 1495 SEG ID**

**(5:15)** Assessor's Parcel Number: ROW-001-495  
Application Number: MST2015-00294  
Owner: City of Santa Barbara  
Applicant: Laura Yanez

(Proposal for the Cacique and Soledad Street Pedestrian and Bicycle Bridges and Corridor Improvements Project which will consist of street improvements on Cacique Street from Salinas to Alisos Streets and along Soledad Street from Cacique to Montecito Streets. Improvements will include the removal of the existing dilapidated wood pedestrian bridge along Cacique Street, construction of two pedestrian bicycle bridges along Cacique and Soledad Streets over Sycamore Creek, construction of sidewalks on Soledad and Cacique Streets, adjustment of intersection controls at certain corridor intersections to favor bicycle boulevard movements along Cacique Street, installation of pedestrian and bicycle-oriented lighting throughout the corridor and bridges, and riparian habitat enhancement.)

**(Comments only; project requires Environmental Assessment.)**

Actual time: 5:09 p.m.

Present: Jessica Grant, Project Planner; Tom Conti, Senior Project Manager-Bengal Engineering; and Laura Yañez, Project Engineer.

Public comment opened at 5:20 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board finds the rusted metal version of the bridge acceptable.
- 2) If budget constraints allow, add a stone abutment or pilaster element to anchor the bridge to the surrounding landscape.
- 3) Provide lighting fixture sample; study bringing light level down as pedestrians cross the bridge.

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

**\* THE BOARD RECESSED AT 5:32 P.M., AND RECOVERED AT 6:06 P.M. \***

**\* THE BOARD RECESSED AGAIN AT 6:10 P.M., AND RECOVERED AT 6:33 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**5. 806 ALBERTA AVE**

**R-2 Zone**

**(6:20)**

Assessor's Parcel Number: 043-241-012  
Application Number: MST2015-00093  
Owner: Mary Martinez  
Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

Actual time: 6:33 p.m.

Present: Jyl Ratkevich, Architect; and Ed Bertling, Project Manager.

Public comment opened at 6:51 p.m.

- 1) Susan Lafond, opposition; concerns regarding privacy, prefers single-story, adjacent shaded vegetation; previous project violation concerns regarding wall, trench work for sewer pipe installation, and landscape concerns regarding the health of the trees on the property.
- 2) Catherine L. Bastug, opposition; concerns regarding privacy with reduction of the hedge height, and second story neighborhood compatibility.
- 3) David Hale, (adjacent neighbor, submitted email) opposition; with privacy concerns, drainage, access and parking, and second story neighborhood compatibility.
- 4) Brian King, (submitted email) opposition; with concerns regarding consistency with the General Plan, height of the addition, second story neighborhood compatibility, and maintaining the neighborhood charm and character.
- 5) James Hurst, opposition; with concerns regarding privacy and the rear windows, of the hedge height, and second story neighborhood compatibility.
- 6) Roberta VanRussen, (adjacent neighbor) opposition; with concerns regarding privacy, rental concerns and impacts, and narrow driveway causing potential problematic ingress and egress.

Letters and emails of concern from Scott Branch, Brian King, and David Hale were acknowledged.

Public comment closed at 7:00 p.m.

**Motion: Continued four weeks to Full Board with comments:**

- 1) The Board finds that the size of the second floor addition is small enough to be an acceptable addition to the building.
- 2) The Board had some concern about the second floor windows. Applicant to study either removal of the windows or making them higher or possibly adding skylights to help protect the privacy of adjacent neighbors. Applicant to study replacement of windows with architectural embellishment details.
- 3) Study reducing the size of the second floor.
- 4) Study incorporating additional landscape plant screening or reducing the height of the rear windows to address neighborhood privacy concerns and to soften the appearance of the exterior building façade.
- 5) Study removing the parking aisle and extending the space between the side yard and back yard setbacks to more than the proposed three feet.
- 6) Study a reduction to the second floor massing.
- 7) Study incorporating additional landscaping.

Action: Hopkins/Cung, 5/0/1. Motion carried. [Gradin opposed (elimination of the second floor shower is outside the Board's purview--on the date of ratification of these minutes, this part of the motion was removed.), Poole absent].

**PROJECT DESIGN REVIEW****6. 220 N SOLEDAD ST****R-2 Zone****(7:00)**

Assessor's Parcel Number: 017-062-025  
 Application Number: MST2015-00126  
 Owner: Johanna Brosie  
 Applicant: Tom Gilles  
 Architect: Don Swann

(Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Four trees are proposed to be removed: one 20' tall Pittosporum, one 20' tall Eugenia, one 25' tall Eugenia, and one 18' tall oak tree. The total proposed development on this parcel will be 2,019 square feet.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Requires Tier 2 SWMP compliance.)**

Actual time: 7:26 p.m.

Present: Tom Gilles, Applicant; Don Swann, Architect; and Ricardo Consteonas, Landscape Designer.

Public comment opened at 7:39 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued one week to Consent Review with conditions:**

- 1) The Maker of the Motion 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.”*
- 2) If not already submitted, provide compliance with Tier 2 Storm Water Management Plan (SWMP) requirements prior to review for Final Approval.
- 3) Restudy and consider a more charming enhancement (i.e. stone pillars, etc.) for the gate and wood fence entrance that has more character and engages more with the street.
- 4) Study and consider a level stone wall to go around the property at the property line and along the driveway, instead of sloping down.

Action: Wittausch/Tripp, 5/0/1. Motion carried. (Gradin abstained, Poole absent).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****7. 222 N SOLEDAD ST****R-2 Zone**

**(7:20)** Assessor’s Parcel Number: 017-062-024  
 Application Number: MST2015-00127  
 Owner: Johanna Brosie  
 Architect: Don Swann  
 Applicant: Tom Gilles

(Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Nine trees will be removed: one 25' tall Pittosporum, one 18' tall Oak, five 30'-40' tall Tamarisks, and two 15' tall Tamarisks. The total proposed development on this parcel will be 2,019 square feet.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Requires Tier 2 SWMP compliance.)**

Actual time: 7:49 p.m.

Present: Tom Gilles, Applicant; Don Swann, Architect; and Ricardo Consteonas, Landscape Designer.

Public comment opened at 7:51 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued one week to Consent Review with conditions:**

- 1) The Vice-Chair 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.”*
- 2) If not already submitted, provide compliance with Tier 2 Storm Water Management Plan (SWMP) requirements prior to review for Final Approval.

Action: Hopkins/Wittausch, 5/0/1. Motion carried. (Gradin abstained, Poole absent).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****8. 1120 & 1122 INDIO MUERTO ST****R-3 Zone****(7:40)**

Assessor’s Parcel Number: 017-291-027  
 Application Number: MST2014-00051  
 Owner: Edward St George Revocable Trust  
 Architect: On Design Architects  
 Architect: On Design Architects

(This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (APN 017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. There will be 11 covered and five uncovered parking spaces. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.)

**(Action may be taken if sufficient information is provided. Project requires Conditions of Approval and an environmental finding for a CEQA Guidelines Section 15183 Exemption, Projects Consistent with the General Plan. Project was last reviewed on November 24, 2014.)**

Actual time: 7:54 p.m.

Present: Laura Weinstein and Keith Nolan, On Design Architects.

Public comment opened at 8:11 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and Final Approval with conditions, and continued indefinitely to Consent Review for landscaping:**

- 1) The Vice-Chair 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.”*
- 1) The Board appreciates the details, design, and completeness of the drawings, colors, and finishes.
- 2) Applicant to reproduce project’s Conditions of Approval on the plans.
- 3) All doors and windows are to be recessed and consistent, with the exception of doors and windows not in the public view.
- 4) Provide finish details.
- 5) Provide a City Arborist Report including recommendations for protection of existing trees.
- 6) Confirm that all tree mitigation measures for all trees removed, and calculations (diameter measurements, etc.) on the plans.
- 7) No high water-use plants will be allowed for the project.
- 8) Study including large box size trees in a few keys areas along the east side of the project.

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

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 8:50 P.M. \*\***

**CONSENT REVIEW (1:00 P.M.)**

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

**ABR - NEW ITEM**

**A. 317 W PUEBLO ST**

**C-O Zone**

Assessor’s Parcel Number: 025-172-028  
 Application Number: MST2015-00269  
 Owner: Encinal Properties, LLC  
 Business Name: Sansum Clinic  
 Architect: DesignStud Collaborative Inc.  
 Landscape Architect: Earthknowe Studio

(Proposal to regrade and restripe portions of an existing 51,100 square foot commercial parking lot. The work will include the replacement of 7,820 square feet of asphalt with 1,113 square feet of planter areas and 4,100 square feet of permeable concrete. Impermeable repaving will total 2,607 square feet. Also proposed is new ADA accessible parking, lighting, pathways, landscaping, and bicycle parking. Minor grading will result in a less than 2% grade required for accessible paths of travel.)

**(Requires compliance with Tier 3 Stormwater Management Plan.)**

Present: Robert Adams, Landscape Architect; Francis Racioppi, Applicant; and Bill Sandberg, Flowers and Associates.

**Project Design Approval and Final Approval with conditions:**

- 1) Provide dimensions for wall-mounted light fixtures.
- 2) Remove any surface mounted conduit for new and existing lighting visible to the public.
- 3) Show backflow device and associated screening on plan Sheet L-1.
- 4) Approval is subject to confirmation of corrections made to Tier 3 Stormwater Management Plan (SWMP) requirements.

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

**ABR - NEW ITEM****B. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017  
 Application Number: MST2015-00293  
 Owner: Santa Barbara Automotive, LLP  
 Applicant: Arcadia Studios

(Proposal to remove a total of 11 mature Moreton Bay Fig trees from two locations near the street frontages on Hitchcock Way and S. Hope Avenue. The tree roots are undermining the foundation of the Plaza de Oro movie theater on the adjacent parcel.)

Present: Bob Cunningham, Arcadia Studios.

**Continued one week to Consent Review.**

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

**ABR - NEW ITEM****C. 56 LA CUMBRE CIR****R-2 Zone**

Assessor's Parcel Number: 049-350-030  
 Application Number: MST2015-00291  
 Owner: Estate of Jack Krezwina  
 Applicant: Don Swann

(Proposal to replace existing aluminum windows and sliding door with white vinyl "Anlin" dual-glazed windows and French door at the rear of an existing condominium unit. Also proposed is a new rooftop HVAC system and a new water heater.)

Present: Don Swann, Applicant.

**Project Design Approval and Final Approval as submitted.**

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

**ABR - FINAL REVIEW****D. 433 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 031-391-008  
Application Number: MST2014-00547  
Owner: Oliviera Trust, Barton Clemens, Trustee  
Applicant: Joseph Flynn  
Architect: Tom Ochsner, Architect  
Landscape Architect: Jeffrey Yardy, Landscape 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" diameter Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.)

**(Final approval of door and window details.)**

Present: Ray Ames, Applicant.

**Final Approval as submitted.**

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

**ABR - CONTINUED ITEM****E. 116, 120, 122 SANTA BARBARA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 017-022-004  
Application Number: MST2015-00248  
Owner: Goodman Reed Holdings, LLC  
Architect: Kevin Moore Architect

(Proposal for interior and exterior improvements to two buildings and a parking lot on three adjacent parcels located at 116, 120, and 122 Santa Barbara Street. At 116 Santa Barbara Street, the new work will include a trash enclosure, bar and seating, windows, doors, and lighting. At 120 Santa Barbara Street, a new opening is proposed on the parking lot side of the building. At 122 Santa Barbara Street, the parking lot will be restriped and an ADA path of travel and trash enclosure will be added. There is a recorded lot tie agreement between 116 and 120 Santa Barbara Street and an offsite Parking Agreement between 120 and 122 Santa Barbara Street. The three parcels are identified as 017-022-002, -003, and -004, and total 14,400 square feet. No new floor area is proposed. Coastal Review is required.)

**(Second Review. Requires Coastal Review.)**

Present: Kevin Moore, Architect.

**Project Design Approval and Final Approval as submitted.**

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

**\*\* CONSENT REVIEW ADJOURNED AT 1:55 P.M. \*\***