

ABR - CONTINUED ITEM**B. 300 W ALAMAR AVE/OAK PARK****P-R Zone**

Assessor's Parcel Number: 051-340-001
Application Number: MST2012-00444
Owner: City of Santa Barbara
Applicant: Cameron Benson

(Proposal to replace the existing asphalt paving with permeable pavers at the north and south parking lots in Oak Park.)

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

Project Design Approval and Final Approval with conditions:

1. The changes made in response to previous comments are appreciated.
2. Use 5-gallon plants for all proposed plantings, including the *Rhus integrifolia* (Lemonade Berry) and *Ceanothus* 'Centennial' (Wild Lilac).
3. Stagger boulders for more natural appearance and partially bury them.
4. Add a few boulders near storm drain pipe.
5. Show gate details on plans.
6. Note that the irrigation will be tied into the existing system.

ABR - NEW ITEM – PUBLIC HEARING**C. 505 WENTWORTH AVE****R-3 Zone**

Assessor's Parcel Number: 037-143-010
Application Number: MST2007-00345
Owner: Wentworth Investors, LLC
Architect: Jose Luis Esparza
Landscape Architect: Suding Design Landscape Architects

(Review of an approved condominium project that is now proposed as rental apartments. Because there is no longer an approved subdivision map, the project's approvals have expired. The only physical change to the approved project is elimination of a false chimney. The 4,109 square foot three-unit two-story apartment building is proposed on a 6,500 square foot vacant lot in the R-3 Zone. Proposed are an 847 square foot one-bedroom unit, a 977 square foot two-bedroom unit, and a 985 square foot two-bedroom unit, and three attached two-car garages. The project includes 256 cubic yards of grading.)

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

Project Design Approval and Final Approval as submitted.

ABR - NEW ITEM**D. 322 W MISSION ST A****R-4 Zone**

Assessor's Parcel Number: 025-292-021
Application Number: MST2012-00464
Owner: Loza Family Survivor's Trust
Designer: Francisco Cobiani

(Proposal for a new one-car carport, and review of as-built hardscaping and building color. The project will address violations in ENF2012-00122.)

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

Postponed one week at the applicant's request.

ABR - REVIEW AFTER FINAL**E. 131 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-082-010
Application Number: MST2011-00339
Owner: 131-137 Anacapa LLC
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

(Review After Final referred from Full Board for: revised front entry trellis at Building B, revised interior patio fencing, revised building lighting on Buildings B & C, revised paving in the Building B patios, new exterior electrical enclosure on Building A, revised mechanical wells on Building A.)

Approval of Review After Final with condition to provide light fixture cut sheet on plans and specify backwash lamps in the fixtures to provide a soft glow.

**** THE MEETING ADJOURNED AT 1:40 P.M.**