

**\*\*\* THE FOLLOWING ARE REVISED JUNE 23, 2014, CONSENT REVIEW MINUTES TO BE RATIFIED AT THE AUGUST 4, 2014, FULL BOARD MEETING. \*\*\***

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

Items on Consent Calendar were reviewed by **Kirk Gradin**, and **Courtney Jane Miller** (with additional review by **Howard Wittausch** on Referred Full Board Item #5 below).

**ABR - NEW ITEM**

**A. 402 E GUTIERREZ ST M-1 Zone**

Assessor's Parcel Number: 031-343-009  
 Application Number: MST2014-00274  
 Owner: Laguna Industrial Partners  
 Applicant: Miguel Montano  
 Architect: Jose Luis Esparza, AIA

(Proposal for a change of use to convert an existing tenant space to a new church within an existing commercial complex on a 3.71 acre parcel. The proposal includes a minor façade alteration on the south elevation to replace an existing rear entry door and add a sidelight and transom. This project requires Staff Hearing Officer review of a parking modification.)

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

Public comment: Gary Simpson, representing sole access from the rear parking lot.

**Continued indefinitely to the Staff Hearing Officer for return to Consent Review with comments:**

- 1) The proposed project needs more architectural enhancement on both the east Gutierrez Street and parking lot sides, such as better articulation of the façade to delineate the building as a new church.
- 2) Add additional landscaping.
- 3) Provide additional existing parking lot details, and generally upgrade the parking lot due to significant change of use.
- 4) Provide existing tree locations.
- 5) The proposed modification poses no adverse visual effect to the neighborhood.

**ABR - FINAL REVIEW**

**B. 101 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 017-083-015  
 Application Number: MST2014-00195  
 Owner: Amiri Family Trust  
 Applicant: Permit Consultants  
 Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

**(Project was last reviewed on June 9, 2014.)**

**Final Approval as noted on plan Sheets A2.1, L1.0, and L2.0.**

**ABR - FINAL REVIEW****C. 28 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009  
 Application Number: MST2014-00156  
 Owner: Hughes Land Holding Trust  
 Architect: Sherry & Associates

(Proposal for a new parking lot, accessible parking space, loading area, and ramp, and stair, deck, and trash enclosure for an existing non-residential building in the Appealable Jurisdiction of the Coastal Zone. All new paving to be permeable. This proposal supersedes application MST2013-00499.)

**(Project was last reviewed May 12, 2014.)**

**Final Approval as noted on plan Sheets A2.1, A5.0 and L1.0.**

**ABR - REVIEW AFTER FINAL****D. 1198 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-222-010  
 Application Number: MST2012-00231  
 Owner: Dewayne Copus Trust  
 Architect: AB Design Studio  
 Business Name: Peabody's Restaurant  
 Business Name: Oliver's

(Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.)

**(Review After Final of the following changes: Omit trellises, omit gazebo, remove fireplace and chimney, add new pair of doors, lower bottom of a window, and wall and landscape changes.)**

**Postponed one week at the Applicant's request.**

**ABR - NEW ITEM****E. 2611 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 051-292-003  
 Application Number: MST2014-00246  
 Owner: Josiah Jenkins Trust  
 Applicant: Shannon Gaston & Alex Noormand  
 Architect: Penn Hsu

(Proposal for a new outdoor dining patio at the front of the building with tables, chairs, umbrellas, and a 42-inch tall wood enclosure.)

**(Comments only.)**

**Continued indefinitely to ABR Staff for approval with the comment to add one (1) 24-inch box tree on the south side of the building to the rear.**

**\*\* CONSENT REVIEW ADJOURNED AT 2:15 P.M. \*\***

**\*\* CONSENT REVIEW RECONVENED AT 5:41 P.M. FOR ITEM NO. 5 \*\***

**CONCEPT REVIEW - CONTINUED ITEM**

**5. 120 S HOPE ST F123**

**C-2/SD-2 Zone**

**(5:45)**

Assessor's Parcel Number: 051-010-014  
Application Number: MST2014-00277  
Business Name: Michael Kors  
Applicant: Scott Daves  
Architect: Two One Two Design  
Owner: Patricia Nettleship Trustee/Macerich

(Proposal for new glass storefront and provide interior void spaces to result in no change to the net square footage for the tenant space. A metal awning element is also proposed on two elevations.)

**(Second Concept Review. Forwarded back to Consent on June 23, 2014.)**

**Present:** Harold Cabrera, Applicant; Eric Fong, Manager and Tenant Coordinator for Macerich; and Trey Lindle, Senior Manager for The Oaks Property Management.

**Motion:** **Continued one week to Consent Review with the comment for the metal cap detailing to be more architectural.**

**Action:** Poole/Wittausch, 3/0/0. Motion carried. (Miller stepped down, Zink/Hopkins/Cung absent).

**\*\* CONSENT REVIEW OF ITEM NO. 5 ADJOURNED AT 6:07 P.M. \*\***