Monday, January 4, 2016  David Gebhard Public Meeting Room: 630 Garden Street  1:00 P.M.

BOARD MEMBERS:  KIRK GRADIN – CHAIR
                 SCOTT HOPKINS – VICE-CHAIR
                 THIEP CUNG
                COURTNEY JANE MILLER (Consent Agenda Landscape Representative)
                 KEVIN MOORE
                 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

Representatives present:  Kirk Gradin and Courtney Jane Miller.
Staff present:  Susan Gantz.

PROJECT DESIGN & FINAL REVIEW

A.  3815 STATE ST G-134  C-2/SD-2 Zone

Assessor’s Parcel Number:  051-010-014
Application Number:  MST2015-00585
Owner:  Patricia Nettleship, Trustee
Owner:  The Macerich Company
Applicant:  DMHA
Architect:  Shremshock
Business Name:  J. Jill

(Proposal to convert two existing tenant spaces into one single space for an existing J. Jill retail store. There will be a 53 square foot entry addition at the interior mall elevation as well as a façade remodel. The parcel currently has 399 square feet of non-residential floor area available for future development. New signage will be reviewed under a separate application.)

(Requires compliance with Tier 2 Storm Water Management Program [SWMP].)

Present:  Ryan Mills, Applicant.

Motion:  Project Design Approval and Final Approval as noted on plan Sheet A200.
Action:  Gradin/_____, 2/0/0.  Motion carried.
CONTINUED ITEM

B. **305 W MONTECITO ST**

Assessor’s Parcel Number: 033-031-005
Application Number: MST2015-00621
Owner: Rudolfo & Alma Alvaro
Architect: Wilco Group

(Proposal for minor site and exterior alterations to an existing 6,337 square foot, two-story, mixed-use building, which comprises 1,228 square feet of residential and 5,109 square feet of commercial uses on a 13,500 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes restriping the parking lot to match the original approved plan of 17 parking spaces including one ADA accessible space, a new exterior trash enclosure at the front property line along Bath Street, door and window replacement, new paint, brick and wainscot restoration, new landscaping, and permitting an as-built interior partition to create two tenant spaces. This proposal will address violations identified in enforcement case ENF2015-00142.)

Present: Ross Miller, Applicant.

**Motion:** Project Design Approval and Final Approval with the condition that the following items are confirmed on resubmitted plans by staff:
1) Show backflow device and landscape screening.
2) Include a signed Landscape Compliance Statement.
3) Remove the proposed wall lighting fixtures on the north and east elevations.
4) Provide additional landscaping screening on Montecito Street as noted on plan Sheet 1.2.
5) Demonstrate compliance with Tier 2 Stormwater Management Program (SWMP) requirements.

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

The ten-day appeal period was announced.

**CONSENT REVIEW ADJOURNED AT 1:50 P.M. **