

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.

ABR - PROJECT DESIGN REVIEW

B. 1502 SAN PASCUAL ST

R-3 Zone

Assessor's Parcel Number: 043-252-015
Application Number: MST2016-00349
Owner: Turner Foundation Since 1958
Applicant: Tom Smith, Architect

(This is a revised project description: Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of two Canary Island pine trees, one Schefflera, one Ash tree, and one Privet tree ranging in height from 50' - 70'. A total of 44 parking spaces are required, with 54 proposed including three ADA spaces. This project addresses violations identified in enforcement case ENF2014-00633 and requires Staff Hearing Officer approval for encroaching into the required rear setback. An Administrative Fence Height Exception is required for an over-height fence.)

(Project was last reviewed on September 19, 2016.)

Present: Tom Smith, Applicant.

Project Design and Final Approval as submitted.

ABR - NEW ITEM

C. 302 MOFFETT PL

A-F/SD-3 Zone

Assessor's Parcel Number: 073-122-0BL
Application Number: MST2016-00539
Owner: City of Santa Barbara, Airport

(Proposal for exterior alterations to an existing warehouse/office building. The work will include a new ADA-accessible path of travel, parking lot restripe, landscaping, new exterior stucco and paint, and door and window replacement (same size and location).)

Present: Leif Reynolds, Project Engineer, City of Santa Barbara; and David Black, Landscape Architect.

Project Design and Final Approval as noted on Sheet 2.

ABR - NEW ITEM**D. 150 S LA CUMBRE RD****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-032-002
Application Number: MST2016-00495
Owner: Moller Retail, Inc.
Architect: Lenvik & Minor Architects
Business Name: Conserve Fuel

(Proposal for the removal of an existing fuel station canopy and construction of a new canopy, the reconfiguration of existing pump islands and addition of two new pump islands, two new fuel pumps (increasing the total of pumps to six), and reconfiguration of existing accessible parking. Currently there are eight parking spaces which will not change. The existing building's facade will be patched and repaired as needed. Staff Hearing Officer approval is required to allow the new canopy to encroach into the required 20 foot front yard setback.)

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

Present: Jeff Gorrell, Architect.

Continued indefinitely to the Staff Hearing Officer.

ABR - CONTINUED ITEM**E. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019
Application Number: MST2016-00470
Owner: Paul & Debra Uyesa Family Trust
Architect: Rex Ruskauff
Business Name: Uptown Lounge

(Proposal to permit an as-built 225 square foot patio awning with four coach lights. This project will address a violation identified in enforcement case ENF2016-01470.)

(Second review.)

Present: Rex Ruskauff, Architect.

Project Design and Final Approval as noted on Sheet A-3.11.

ABR - FINAL REVIEW**F. 801 CLIFF DRIVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-250-008
Application Number: MST2014-00586
Owner: Unknown Dream, LLC
Architect: On Design, LLC
Applicant: SEPPS, Inc.
Applicant: James Cole
Landscape Architect: CMLA Landscape Architects

(The project addresses violations in enforcement case ENF2014-00616 for extensive work done without required City review, approval, and permits at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The project consists of tree removals in an established Monarch Butterfly overwintering site along a portion of Honda Valley Creek, and as-built remodeling of existing buildings, site work, and other landscaping alterations. The unpermitted work proposed to be permitted consists of the removal of 32 mature Eucalyptus trees that provided Monarch butterfly overwintering habitat, removal of canopy trees and planting of palm trees in areas around buildings, other landscaping alterations, replacement of irrigation system, exterior building color changes, metal building siding, metal window awnings, grading and pad for patio with octagonal seating wall, grading and pad for picnic table, grading and pad for concrete ping-pong tables, a bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, bike racks for 152 bicycles, and mailboxes. The unpermitted work proposed to be removed consists of a concrete slab and seat wall, concrete pads with gym equipment, non-compliant exterior lighting, prohibited banner signs, entry pilasters with lighting, non-permitted stairs near street intersection, and eight Mexican Fan Palms planted along driveway near the restoration area. Proposed new improvements include restoration of Monarch butterfly and riparian habitat, a Monarch Butterfly and riparian habitat maintenance and monitoring program, drainage improvements in the restoration area, tree mitigation planting, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, concealment of as-built data/phone cabling on exterior of buildings, removal of Palm trees near Loma Alta, and planting Cypress trees adjacent to buildings.)

(Final Approval of architectural details is requested. Project was last reviewed by the Full Board on November 21, 2016.)

Present: Shelby Messner, Applicant; and Keith Nolan, Architect.

Final Approval as noted Sheets A-6.9 and A-6.11.