ABR - NEW ITEM

A. 3714 STATE ST  C-P/SD-2 Zone
   Assessor’s Parcel Number:  053-300-023
   Application Number:  MST2016-00544
   Owner:  KW Fund V-Sandman, LLC
   Agent:  John Schuck

   (Proposal for a temporary, 1,357 square foot sales office trailer for sales of residential units at Estancia
   (formerly the Sandman Inn). This temporary facility will be in place for approximately 18 months and
   will be located on Lot C, where a future commercial building will be constructed. No signage will be
   included as part of this project.)

   Present:  John Schuck, Applicant; Bob Cunningham, Landscape Architect.

   Motion:  Project Design and Final Approval with condition that the body color be darker than what
   was proposed.
ABR - NEW ITEM

B. 224 & 228 W MICHELTORENA ST  
   R-4 Zone
   Assessor’s Parcel Number: 027-221-017  
   Application Number: MST2016-00496  
   Owner: Leo & Mstislav Kostruba  
   Applicant: Vanguard Planning, LLC

(Proposal to convert an existing 1,215 square foot, two-story, two-bedroom dwelling unit located at 228 W. Micheltorena Street to a hotel. No changes are proposed for the existing, detached, one-story, 1,097 square foot dwelling unit at 224 W. Micheltorena Street. Two uncovered parking spaces will be provided for the hotel. Also proposed is to reduce the hedge height along the driveway to meet visibility requirements. A Parking Design Waiver is required from the Transportation Division to back out onto the street for a distance exceeding 75 feet. No new square footage is proposed on this 7,000 square foot parcel. This project will address a violation identified in Enforcement Case ENF2015-01155.)

(Requires Development Plan Approval findings.)

Present: Jarrett Gorin and Sarah Bronstad, Applicants.

Public comment opened at 1:40 p.m.

Terry Bartlett spoke in opposition to the project.

Letters of opposition from Antonio Mira, Linda Kehl-Jones, Hilary Kleger, Caroline, Kelsey Perry, and Terry Bartlett, were acknowledged.

Public comment closed at 1:44 p.m.

Motion: Continued indefinitely to the Full Board with comments:
   1) Requested landscape plan and add landscaping along the property line between the two dwellings.
   2) Review second floor addition and building impacts.
   3) Refer to Planning staff to review floor plan configurations.
   4) Trash enclosures recommended.
   5) Fence and gates should be pushed back to the second offset in the building.
C. 2912 DE LA VINA ST

Assessor’s Parcel Number: 051-180-029
Application Number: MST2016-00150
Owner: SBCG Properties, LLC
 Applicant: Sherry & Associates
Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet; a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south, and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project was granted Staff Hearing Officer approval of a Zoning Modification for the trellis to encroach into the required front yard setback.)

(Require compliance with Staff Hearing Officer Resolution No. 042-16. Project was last reviewed on May 2, 2016.)

Present: Dawn Sherry, Applicant.

Motion: Project Design and Final Approval as noted on sheet L-1.0, T-2.0, and note existing stanchions to remain on sheet T-2.0.

** CONSENT REVIEW ADJOURNED AT 2:10 P.M. **