

City of Santa Barbara California

PLANNING COMMISSION & STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 4, 2006
AGENDA DATE: May 11, 2006
PROJECT ADDRESS: 822 E. Canon Perdido (MST2005-00506)
 824 E. Canon Perdido (MST2005-00504)
TO: Planning Commission and Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner
 Chelsey Swanson, Assistant Planner

I. INTRODUCTION

The two proposed projects each involve the construction of four residential condominiums on two separate parcels, for a total of eight new condominiums. Both projects are subject to review and approval by the Staff Hearing Officer (SHO) since they involve one-lot subdivisions and less than five new units on each parcel. The properties adjoin each other and a shared driveway and access easement are proposed. Although they are two separate projects, they are being processed concurrently.

The proposed project at 822 E. Canon Perdido was conceptually reviewed by the Planning Commission on March 16, 2006, for the purpose of reviewing a tandem parking configuration for one of the units. At that meeting, the Planning Commission became aware of the proposed project at 824 E. Canon Perdido and expressed concern about the projects being reviewed separately, instead of concurrently, considering a total of eight new condominium units are proposed. Therefore, the Planning Commissioners and Staff Hearing Officer requested that both projects undergo a joint conceptual review.

II. PROJECT DESCRIPTIONS/APPLICATIONS

822 E. CANON PERDIDO STREET:

The proposed project for 822 E. Canon Perdido involves the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,456 square feet, on an 11,250 square foot lot in the C-2 zone. Parking would be provided with four attached two-car garages. A Modification would be required for a trash enclosure to be located within the rear yard setback (Exhibit A & B).

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Tentative Subdivision Map for a one-lot subdivision with four (4) new condominiums (SBMC §27.07.030 and §27.13);
2. Modification to allow a trash enclosure in the rear yard setback (SBMC §28.21.060); and
3. Design Review Approval by the Architectural Board of Review (SBMC §22.68).

824 E. CANON PERDIDO STREET:

The project proposed for 824 E. Canon Perdido Street involves the demolition of a 360 square foot garage and the construction of four new residential condominiums on a lot of approximately 8,053 square feet in the C-2 zone. The project contains one 1,180 square foot two-bedroom unit, and three 783 square foot one-bedroom units. Parking would be provided within four attached two and one-car garages. A modification is required to allow an existing mailbox kiosk and the entry porch of Unit A to encroach into the required front yard setback. A Canon Perdido Street Setback Variance is required to allow the existing kiosk and the front entry porch of Unit A to encroach into the required 10 foot street setback. A modification is also required to allow the roof deck for Unit D to encroach four feet into the required ten-foot second story rear yard setback (Exhibits C & D).

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Tentative Subdivision Map for a one-lot subdivision with four (4) residential condominiums (SBMC §27.07.030 and §27.13);
2. Modification to allow the front condominium unit and the existing kiosk to encroach into the required ten-foot front yard setback (SBMC §28.21.060);
3. Modification to allow the roof deck for Unit D to encroach into the required ten-foot second story rear yard setback (SBMC §28.21.060);
4. Design Review Approval by the Architectural Board of Review (SBMC §22.68); and
5. Canon Perdido Street Setback Variance Approval by City Council (SBMC §28.83.007).



Vicinity Map – 822 and 824 E. Canon Perdido Street

Legend:

- A = recently approved two-unit condominium conversion project
- B = proposed mixed-use project
- C = two proposed four-unit condominium conversion projects on two adjacent parcels

III. SITE INFORMATION AND PROJECT STATISTICS

822 E. CANON PERDIDO

A. SITE INFORMATION

Applicant:	Kirk Gradin	Property Owner:	CCCP, LLC
Parcel Number:	031-042-006	Lot Area:	11,250 sq. ft.
General Plan:	Residential, 12 units/acre	Zoning:	C-2, Commercial Zone
Existing Use:	Residential	Topography:	~ 6%, slopes from street and rear of lot towards center of lot

Adjacent Land Uses:	
North – Residential and Commercial	East – Proposed Project and Commercial
South - Residential	West - Residential

B. PROJECT STATISTICS (822 E. CANON PERDIDO)

	Living Area	Garage
Existing (gross sq. ft.)		
Front Unit	1,553	410
Rear Unit	520	290
Total	2,073	700
Proposed (net sq. ft.)		
Unit A	1,456	490
Unit B	1,363	490
Unit C	1,354	423
Unit D	1,453	461
Total	5,626	1,864

IV. ZONING ORDINANCE CONSISTENCY (822 E. CANON PERDIDO)

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	10' 6' 6' (1 st story) & 10' (2 nd story)	>10' <6' >6'	10' 6' 4' (trash enclosure) 1 st and 2 nd stories are 6' and 10'
Building Height	60' & four stories	One-story structures	23'-8" and two-stories
Parking	4 covered, 4 uncovered	3 covered	8 covered
Lot Area Required for Each Unit (Variable Density)	At least 2,800 sq. ft./ unit	5,625 sq. ft./ unit	2,812 sq. ft./ unit
10% Open Space	1,125 sq. ft.	N/A	2,812 sq. ft.
Private Outdoor Living Space	160 sq. ft. – 1 st floor OR 96 sq. ft. – 2 nd floor	N/A	205 sq. ft. – 1 st floor (Unit D) 96 sq. ft. – 2 nd floor (Units A, B, C)

Lot Coverage					
-Building	N/A	2,700 sq. ft.	24%	4,895 sq. ft.	43%
-Paving/Driveway	N/A	1,687.5 sq. ft.	5%	3,937 sq. ft.	35%
-Landscaping	N/A	(gravel) 6862.5 sq. ft.	61%	2,475 sq. ft.	22%

The proposed project would meet the requirements of the C-2 Zone, with the exception of the trash enclosure for Unit D, which would encroach approximately two feet into the required six-foot rear yard setback.

V. SITE INFORMATION AND PROJECT STATISTICS

824 E. CANON PERDIDO

A. SITE INFORMATION

Applicant: Christine Pierron	Property Owner: Canon Perdido Cottages, LLC
Parcel Number: 031-042-007	Lot Area: 8,053
General Plan: Residential, 12 units/acre	Zoning: C-2
Existing Use: 400 sq. ft. two-car carport	Topography: 10%
Adjacent Land Uses:	
North - Commercial	East - Commercial
South - Commercial	West - Proposed Project and Residential

B. PROJECT STATISTICS (824 E. CANON PERDIDO)

	Living Area	Garage
Existing (net sq. ft.)	N/A	360 sq. ft. two car carport for adjacent residential use
Proposed (net sq. ft.)		
Unit A	1,180 sq. ft.	429 sq. ft.
Unit B	783 sq. ft.	242 sq. ft.
Unit C	783 sq. ft.	242 sq. ft.
Unit D	783 sq. ft.	242 sq. ft.
Total	3,529 sq. ft.	1,155 sq. ft.

VI. ZONING ORDINANCE CONSISTENCY (824 E. CANON PERDIDO)

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	>10'	6' (Unit A porch)
-Interior	6'	<6'	6'

-Rear	6' (1 st story) & 10' (2 nd story)	>6'	6' (1 st story) 6' (2 nd story roof deck for Unit D)
Building Height	60' & four stories	N/A	29' & two stories
Parking	1 bedroom = 1.5 spaces 2 bedrooms = 2.0 spaces 7 parking spaces required	7 spaces for adjacent residential use	5 covered 2 uncovered
Lot Area Required for Each Unit (Variable Density)	1 bedroom = 1,840 sq. ft. 2 bedroom = 2,320 sq. ft.	N/A	2,013 sq. ft./unit
10% Open Space	805 sq. ft.	N/A	834 sq. ft.
Private Outdoor Living Space	140 sq. ft. – 1 st floor OR 72 sq. ft. – 2 nd floor	N/A	140 sq. ft. – 1 st floor 120 sq. ft. – 2 nd floor
Lot Coverage			
-Building	N/A	N/A	3,600 sq. ft. 44.5%
-Paving/Driveway	N/A		2,253 sq. ft. 28%%
-Landscaping	N/A		2,200 sq. ft. 27.5%

The proposed project would meet the requirements of the C-2 Zone, with the exception of the front entry porch for Unit A, which is proposed to encroach approximately four feet into the required ten-foot front yard setback and the roof deck for Unit D, which is proposed to encroach four feet into the required ten-foot second story rear yard setback.

VII. ISSUES

A. DESIGN REVIEW

822 E. CANON PERDIDO

This project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached as Exhibit E). At the most recent conceptual review on January 17, 2006, the ABR reviewed two different designs. The proposed project at that time (“Option A”) included the tandem parking configuration for Unit D, which was later reviewed by the Planning Commission at a lunch meeting. The ABR also reviewed “Option B”, which did not include tandem parking and is the current project design. At the first concept reviews, the ABR found that the overall site planning and shared driveway work well, and that the buildings are sympathetic in style, yet have their own distinguishing character and blend well together. Further, they also found that the Haley-Milpas Design Guidelines were followed. At the January 17th review, the ABR stated that the aesthetics of the Option B design as presented is preferred, as the building is more cohesive and the entry more visible and inviting from a site plan perspective. The ABR also stated that this option opens the site to the public from the driveway Paseo, and that, if the applicant is directed by the Planning Commission to pursue Option B, they would look for the architecture to be enhanced to lend individuality to the units by eliminating repetitive elements. The Board looked to the Planning Commission to make the decision between Option A and B based on the two proposed parking layouts. With either option, the Board was in favor of the modifications to the east to grant flexibility to the design given the adjacent property has unusable space that would allow the

building to be positioned closer to the property line. The Board also supported the encroachment into the front or side yards for the trash enclosures.

Based on feedback at the conceptual Planning Commission meeting for the tandem parking configuration, the applicant chose to pursue "Option B", which does not include tandem parking and is the design that the ABR preferred with regard to aesthetics.

824 E CANON PERDIDO

This project was reviewed by the ABR on two separate occasions (meeting minutes are attached as Exhibit E). On August 8, 2005, the ABR reviewed the project and found the site planning and architecture well conceived and consistent with the Haley-Milpas Design Guidelines. The Board found the design and architecture to be refreshing, whimsical and fun, yet simple in nature. Appreciation for the project's proposed solar panels was expressed by the ABR. The Board suggested that the upper roof be simplified and deck space be added to the lower flat roofed areas. Additionally, the ABR deferred to the Planning Commission on the appropriateness of the modifications, but felt that they are necessary for the usefulness and enhancement of the project. Further, the Board encouraged design collaboration with the adjacent project to create a Paseo feel and pedestrian connection and suggested that a common driveway entry element be developed by incorporating mailboxes and other features.

On January 3, 2006, the ABR reviewed the proposed project for the second time and continued to find the design and architecture acceptable. The Board expressed support for the front porch modification indicating that it is minor in nature and compatible with the neighborhood. The ABR found the central driveway Paseo successful and liked the random patterns of the mixed paving and entry post elements. In addition, the Board felt that the proposed landscape palette was acceptable and commended the reuse of the existing plant specimens.

B. MODIFICATIONS

822 E. CANON PERDIDO

One modification is requested for this project to allow a trash enclosure located behind Unit D to encroach approximately two feet into the rear yard setback. Staff could support this modification due to the encroachment being minor and at the rear of the building; however, staff would appreciate feedback from the Planning Commission and Staff Hearing Officer on this request as a new mixed-use project is proposed on the adjacent property (817 N. Milpas) and it is unknown how that project could be affected.

824 E. CANON PERDIDO

The project is requesting a front and rear yard modification. The front yard modification is necessary to allow the entry porch for Unit A to encroach four feet into the required ten-foot front yard setback. The applicant has indicated that the front porch element would serve to make a more street friendly entry and maintain a consistent relationship to the front property line with the surrounding building footprint. As indicated by the ABR minutes, they found this modification appropriate and supportable as it is minor in nature and compatible with the neighborhood. Staff agrees with the ABR and is in support of the requested front yard modification.

The rear yard modification would allow the roof deck for Unit D to encroach four feet into the required second story ten-foot rear yard setback. On August 8, 2005, the ABR indicated their support for this modification stating that they see the advantage of such modification and understand the usefulness and enhancement that it would bring to the project. They felt that the rear yard modification is appropriate in that the project abuts an undeveloped parcel. Staff is supportive of this modification and agrees with the ABR that it is minor in nature and enhances the usefulness of the project.

The Santa Barbara Municipal Code (§28.83.007) establishes a 10-foot setback line for Canon Perdido Street, northwesterly between Quarantina and Milpas Streets. Because the property is subject to this setback line, a variance will be required to allow the entry porch element of the front unit and the driveway entry kiosk to encroach. Both of these encroachments would require a Canon Perdido Street variance from Public Works and are supported by Staff.

C. OTHER PROJECTS IN THE VICINITY (SEE VICINITY MAP FOR LOCATIONS)

817 N. Milpas Street – There is currently a proposal for a two-story, mixed-use project consisting of five new condominium units totaling 7,728 square feet, one new 843 square foot commercial space and fourteen parking spaces on a 13,677 square foot lot. The existing 1,364 square foot one-story residence, 1,370 square foot garage and 599 square foot shed on the property would be demolished. This project is located on the parcel directly east and adjacent to the rear property line of 822 E. Canon Perdido. The proposed project has been through one conceptual review by the ABR and a Pre-Application Review (PRT) in December, 2005.

902 N. Nopal Street – There is a recently approved (January 19, 2006) two-unit condominium conversion project located at this address, which is located across the street and at the end of the block.

924 and 930 Philinda Avenue – There are two proposed four-unit condominium conversion projects proposed on two adjacent properties. Both projects are subject to the SHO, and are being processed concurrently. An access agreement for the continuation of sharing the existing driveway is also proposed for these projects. These proposed projects have been through conceptual review by the ABR and the Pre-Application Review (PRT) process.

Corner of Milpas and De la Guerra Streets – Staff has held discussions with interested parties on the site of the old Chevron Gas Station at the corner of Milpas and De la Guerra Streets. However, nothing has been submitted for review.

VIII. RECOMMENDATION/ FINDINGS

Staff requests that the Planning Commission and Staff Hearing Officer conceptually review the proposed project and provide comments on both projects related to their overall supportability (including modifications), issues of concern, and compatibility with each other (design and architecture) and the surrounding neighborhood. **Please note, that this review is not meant to imply any approval of, or formal position on, the proposed projects.**

Planning Commission/Staff Hearing Officer Staff Report

822 E. Canon Perdido (MST2005-00506) and 824 E. Canon Perdido (MST2005-00504)

May 4, 2006

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Exhibits:

- A. Applicant Letter dated April 21, 2006 and Site Plan/Elevations for 822 E. Canon Perdido
- B. PRT Letter for 822 E. Canon Perdido
- C. Applicant Letter dated April 18 and Site Plan/Elevations for 824 E. Canon Perdido
- D. PRT Letter for 824 E. Canon Perdido
- E. ABR Minutes for 822 and 824 E. Canon Perdido



City of Santa Barbara
Planning and Development
130 Garden Street
SB, CA 93101

4/21/2006

Re: CCCP Condos
822 E. Canon Perdido Street
Santa Barbara, CA 93101
A.P.N.: 031-042-06
Zone: C-2
Owner: CCP Inc
822 E. Canon Perdido Street
Santa Barbara, CA 93101

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APR 24 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Planning Commissioners--

We are seeking Planning Commission approval for four (4) new condos at 822 E. Canon Perdido Street. Each of the units (labeled "A," "B," "C" and "D") is two-story with 3 bedrooms, two baths and a two-car garage. The units vary in size from 1590 square feet to 1660 square feet and have private outdoor living areas either at the first or second floor. All of the condos are designed as "entry level" housing units and will utilize the latest technology in terms of solar water heating and photovoltaics for electricity generation along with other "sustainable" building materials to make this a truly "green" project. The project will also grant a driveway access easement to the adjacent lot to the north (A.P.N.: 031-042-07) which is also being submitted to the Planning Commission for condominium development. This shared driveway feature minimizes the total amount of paved surfaces needed for both projects and maximizes the available landscaping areas. Because the regrading of the topography is needed to create positive surface drainage away from the site, all of the current structures and landscaping at 882 will be demolished except for some of the perimeter retaining walls, hedges and fencing.

The total building footprint for the site would cover 43% of the lot, the driveway covers 25%, while the patios at the ground floor level covers only 3% of the lot. This leaves 22% of the lot (2,538 sq. ft.) to landscaping. This landscaped area also constitutes the site's open space, far exceeding the minimum requirement.

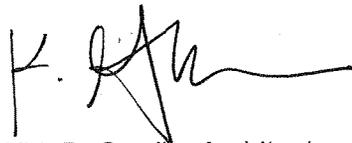
A 16' wide driveway with permeable paving is being provided to within 150' of the rear of the back unit (Unit "D") and there is a fire hydrant within 20' of the southwest corner of the lot. The project has been reviewed with the fire department to verify compliance with minimum standards.

The existing site is 11,250 square feet (.258 acres) and currently holds two small residential units. The first existing unit, closest to the street, is 1553 square feet (gross) with a two-car garage of 410 square feet. The second existing residence is 520 square feet with a one-car garage of 290 square feet. This smaller residence is currently encroaching on the side yard setback. There are also a number of small existing storage sheds (the largest one being 64 sq ft), garden structures and low garden walls on the site. All of the construction appears to have been poorly and haphazardly built. There is no documentation as to the year of construction but we would guess that it is roughly 30 or 40 years old. There is also perimeter fencing of various types. Along the southerly and westerly property lines there is exposed concrete block walls (most of which are retaining anywhere from 2' to 5') and which are topped by old redwood, vertical slat fencing. There is a chain-link fence (mostly covered by a mature hedge) along the street frontage and a chain-link gate at the driveway entrance. The existing gravel driveway is currently shared with the adjacent lot to the north (A.P.N: 031-042-07) which appears to have been used as amenities for 822 Canon Perdido: additional uncovered parking, gardens areas and a one-car carport. In addition to the hedges along the property lines at the west, south and east edges there is a number of small fruit trees on 822 along with an 18" diameter pine approximately 68 feet from the rear of the lot. The site slopes down away from the street (roughly 3') to a base elevation of 17 and then slopes back up to its highest grade at the rear of 25. Except on the northerly side the site is 3' to 4' below its neighboring lots. To make matters worse, portions of both of the lots to the north drain on to our lot and there is no overland escape route for the current site drainage. All site and roof surface run-off is currently taken through an underground pipe to drain underneath the lot to the south. To eliminate this liability, approximately 1300 cubic yards of fill will be brought in to create a slope for positive surface drainage out to the street. 100 cubic yards of on-site cut will also be used for the new fill. All new surface and roof run-off will then be taken via hard-surface swales underneath the existing sidewalk and empty into the street just south of the current driveway (see grading and drainage plan).

There is one modification associated with this proposal for development. This modification allows us to place the trash enclosure for Unit "D" in the rear yard set-back. Since this area of the adjacent lots is also "back of house" harboring the trash enclosure of Taco Bell and a driveway area for the lot to the east, the impact of this 3' encroachment would be non-existent.

Stylistically, the design vernacular is partly drawn from neighboring influences. Just one door away and across the street at the corner of Milpas and Canon Perdido is a finely wrought example of art deco incorporating the using of two-piece mission tile along with mostly flat roofs, stucco siding and wood windows. Down the street in the other direction is a recent condo project in a more contemporary Mediterranean style. We have sought to blend these into a unique statement. The project has been before the architectural board and has received very positive comments. The board supported the modification being proposed, found no adverse visual impact associated with it and overall, found the architecture to be appropriately massed and scaled. Additional revisions have been made since our last review to incorporate their wish to have more differentiation between the units on the South Elevation.

In conclusion, this proposal offers a handsome development to the neighborhood in what was otherwise a troubled site. It also adds to the available entry level housing stock in Santa Barbara, while leaving generous open space. The architecture is not only appropriate to the neighborhood in mass and scale, but a considerable upgrade to the existing conditions and surrounding developments and unique in its utilization of "green" technologies. We appreciate your careful consideration of this proposal.

A handwritten signature in black ink, appearing to read 'K. Gradin', with a long horizontal flourish extending to the right.

Kirk B. Gradin, Architect
Banyan Architects

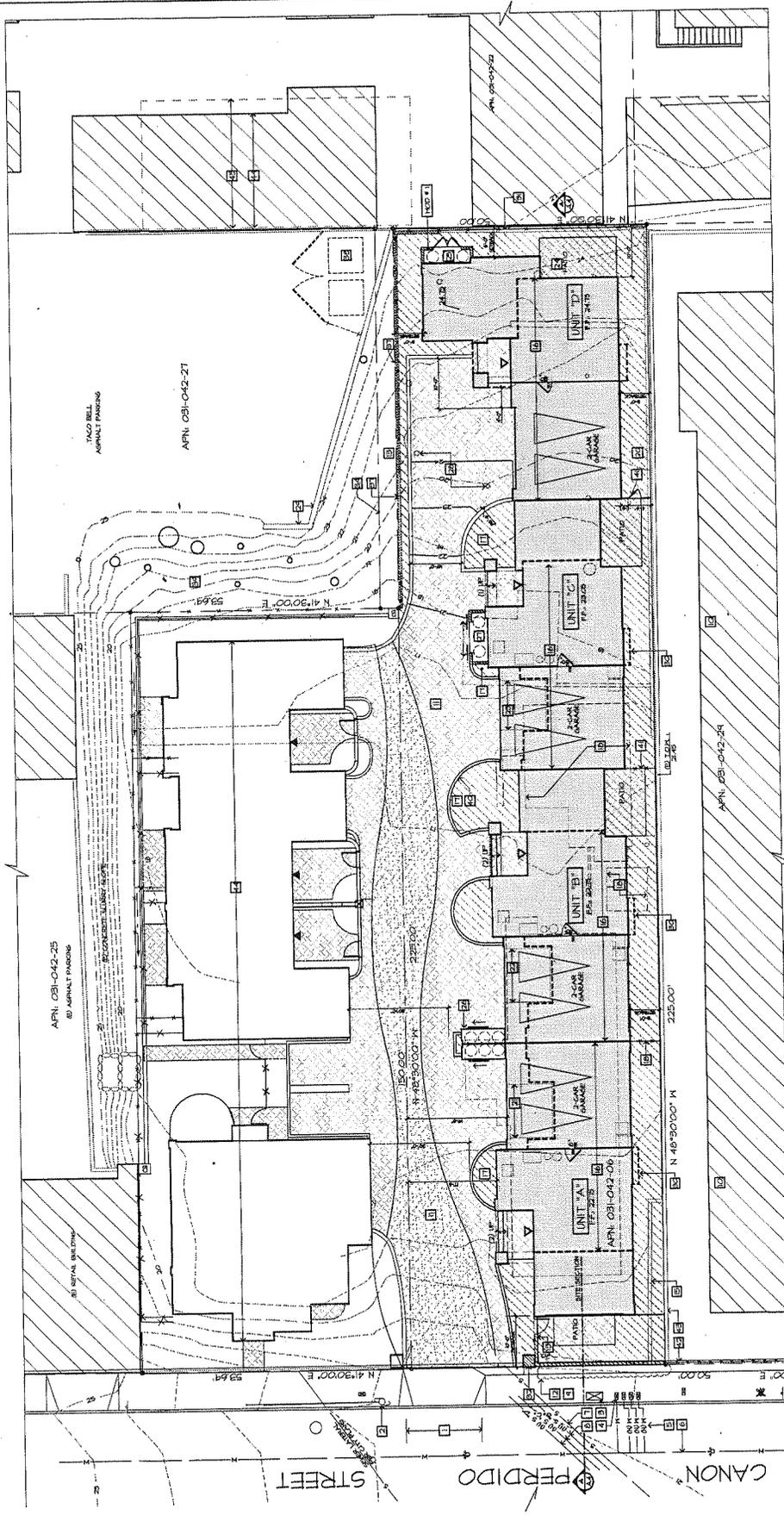


1000 SOUTH BAYVIEW BLVD. SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561-833-1111
 WWW.BANYANARCHITECT.COM

CCCP CONDOS
 822 EAST CANYON PERDIDO ST.
 SOUTH PALM BEACH, FL 33411

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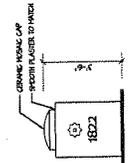
SITE PLAN



1" = 8'-0"

- SET NOTES**
1. AS SHOWN ON THIS PLAN.
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SITE PLAN



ENTRANCE KIOSK

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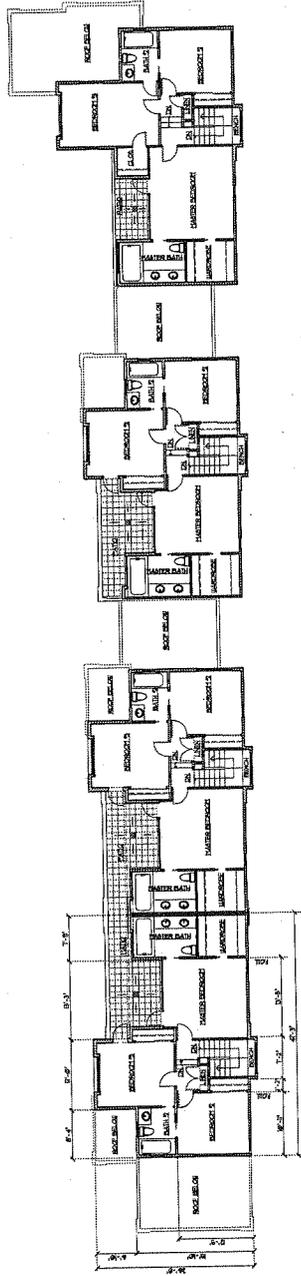
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 DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

CCCP CONDOS
 122 EAST CANYON PERDIDO ST.
 SANTA BARBARA, CA 93101

DATE	01/15/10
BY	ARCHITECT
CHECKED BY	ARCHITECT
SCALE	AS SHOWN
PROJECT	CCCP CONDOS

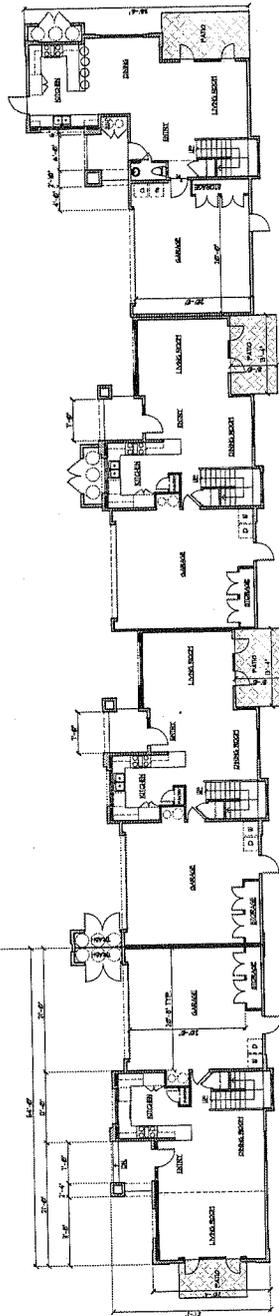
FLOOR PLANS

A.3



UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"



City of Santa Barbara

Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

January 26, 2006

Kirk B. Gradin
Banyan Architects
300 E. Canon Perdido
Santa Barbara, CA 93101

SUBJECT: 822 E. CANON PERDIDO STREET, APN 031-042-006, MST#2005-00506

**PRT MEETING DATE: Tuesday, January 31, 2006, at 2:15 p.m. – 2:45 p.m.,
630 Garden Street, Housing & Redevelopment
Conference Room, 2nd Floor**

Dear Mr. Gradin:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The project consists of the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,430 square feet to 1,577 square feet, on an 11,250 square foot lot in the C-2 zone. Parking would be provided within four attached two-car garages. A Modification would be required for a trash enclosure to be located within the interior yard and two Modifications would be required for a garage to encroach into both the interior and rear yards.

II. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Staff Hearing Officer (SHO) application requirements, and to identify significant issues relevant to the

project. In order to submit a complete application, please respond to the following items (see attached Submittal Packet).

Based on the information submitted, the required applications would be:

A. Planning Division

1. Tentative Subdivision Map for a one-lot subdivision with four (4) new condominiums (SBMC §27.07.030 and §27.13);
2. Modification to allow a trash enclosure in the interior yard (SBMC §28.21.060);
3. Modification to allow a garage to encroach into the interior yard SBMC §28.21.060;
4. Modification to allow a garage to encroach into the rear yard (SBMC §28.21.060); and
5. Design Review Approval by the Architectural Board of Review (SBMC §22.68).

B. Engineering Division

1. 1. City Council approval is required for the following land development agreements and maps. The agreements, prepared by Staff and recorded concurrently with the Parcel Map, are required prior to issuance of any Public Works or Building permits.
 - (a) Parcel Map (and related documents), per the Subdivision Map Act, and created to City Survey Ordinance requirements by a licensed surveyor and required prior to the issuance of any Public Works or Building permits.
 - (b) Owner shall record an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*. Land Development staff prepares this agreement and takes it to City Council along with the Parcel Map.
 - (c) Owner shall record an *Agreement Assigning Water Extraction Rights*. Land Development staff prepares this agreement.
2. Verification of pre-payment of property taxes from the County of Santa Barbara shall be submitted to the Engineering staff prior to recordation of the Parcel Map.
3. Addressing of new units or reassigning addressing of existing units is required when new water meters are to be installed or existing water meters are to be reconfigured. Contact the Public Works Permit Counter at (805) 564-5388 for correct addressing and meter placement. This addressing shall be completed prior to issuance of any Building or Public Works permits

4. Public Works Permits shall be required and obtained for all public improvements and utility connections in the right of way following recordation of the map and agreements. The Public Works Permits are separate from all other City required permits.

III. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

General Comments

1. Staff could support the two modifications required for Unit D's garage to encroach into the interior and rear yards up to 3 feet (3') from the property line. This will likely be allowed in the R-3/ R-4 Zones in the future.
2. Staff recommends that an alternative location that would not require a modification be assessed for locating the trash enclosure for Units C and D, as this modification is not supportable.
3. Per SBMC §28.21.081, private outdoor living space shall be provided for each unit on either the ground floor or the second floor, but both are not required. Therefore, the modification request for the private outdoor living space for Unit A to be located within the front yard setback would not be required since the private outdoor living space requirement for Unit A can be met on the second floor (96 square feet). Further, the private outdoor living space shown on the ground floor for Unit B does not meet the minimum requirement of 160 square feet and therefore should not be counted; however, the requirement can be met on the second floor patio (96 square feet) for Unit B as well. Please delineate the designated *required* private outdoor living areas for each unit on the site plan and indicate that the requirement is either met on the ground floor or second floor.
4. The patio would be allowed within the front yard setback if it does not exceed 10" in height above grade. Anything above this height would require a modification.
5. It appears that there is approximately 13½' of separation between Unit C and the closest corner of the garage for Unit D. The distance between these two buildings needs to be a minimum of 15' or a modification would be required (SBMC §28.21.070).
6. Please show a detailed section of the bay window projections for Units A, B, and C into the interior yard. Architectural features may encroach up to 2' into the setback; however, no additional floor area may be provided and no storage is allowed within this projection.

7. According the ABR minutes from the January 17, 2006 meeting, two different options were presented to the board (A and B). Based on the option chosen, staff would like to see how the ABR comments are addressed in the next (DART) submittal.
8. Once the application is complete, staff would like this project to be reviewed by the Staff Hearing Office at the same time as the adjacent proposed project.

Plan Corrections

9. There is some repetition in the project description on Sheet A-1; please revise.
10. Change the APN on the sheet A-1 to read 031-042-006.
11. Please add the General Plan land use designation of "Residential, 12 units/acre", on the site data on Sheet A-1.
12. Include the 410 square foot existing garage under the existing square footages.
13. In addition to the proposed data listed under "Total Site Calculations" on Sheet A-1, please include the same information for the existing conditions on the property.
14. Please show elevations for buildings on adjacent parcels as seen from the west elevation (Canon Perdido Street). This may include a partial outline of adjacent buildings.

Special Studies

15. Based on a review of the City's Master Environmental Assessment, the project site is located within the following Cultural Resource Sensitivity zones: American Period 18-70-1900, and Early 20th Century Period 1900-1920. A Letter Report Confirming No Archaeological Resources is required to be prepared and submitted for review and acceptance by Staff. Please refer to the City's *Master environmental Assessment, Guidelines for Archaeological Resources and Historic Structures and Sites* for required contents and format.

B. Engineering Division

1. A Tentative Map shall be required prior to review by the Staff Hearing Officer. A Tentative Map Handout is available on line at the City's website at www.SantaBarbaraCA.gov under the "Business" tab or by request at the Public Works Permit Counter (805) 564-5388. This handout will outline all the required information that is to be shown on the Tentative Map. The Tentative Map shall show all existing and proposed features in the public right of way.

2. Provide two copies of a Preliminary Title Report (PTR) issued within 3 months of PRT/DART submittal, one for Engineering staff and one for Planning staff.
3. The property to the northwest (APN 031-042-007) has a separate discretionary project submittal. Please remove all notes and references to this parcel as part of this project submittal.
4. Sheet C2 shows construction of a 12" storm drain through private properties and under existing building to the southwest of said property. Is this an existing private storm system running under 820 East Canon Perdido Street? Please clarify.
5. The drainage plan is confusing as to how the drainage is being handled. Sheet A2 references new sump pump and civil drawings (Key Note 33) but I can't find either one.
6. The hedge shown in the public right of way on Sheet A2 shall be removed from the public right of way.
7. An Encroachment Permit is required for the kiosk and wall to be located within the 10' Canon Perdido Street setback (SBMC §28.83.027) and may be applied for at the Public Works Counter.
8. Sheet C2 construction notes 9 and 10 call for City standard detail 2-006.0. This detail is no longer used and has been superseded by Alhambra Foundry Drain. Please supply drainage calcs showing the need for a 48" and a 24" curb drain out as these are quite large.
9. The proposed shared driveway shall require a recorded easement and maintenance agreement.

Following Staff Hearing Officer Approval

10. Please refer to the attached Engineering Division Guidelines Handout for information regarding City standard requirements. These guidelines, as appropriate, should be incorporated into your next plan submittal.

C. Fire Department

1. Please include the following information on the site plans regarding the fire hydrant; Hydrant #H07-006, commercial type, 1,286 gallons per minute (GPM).
2. Due to the shared driveway with the adjacent parcel, and the total number of structures between the two parcels exceeding three, access for emergency vehicles is required to be 20 feet to within 150 feet of all exterior walls by way of access. The driveway shall be constructed of all weather materials capable of supporting 60,000 pounds. Clearly show Fire Department access on plans.

3. Note: If the proposed structures are equipped with automatic fire sprinklers the access distance may be increased to 250 feet to all exterior walls. This includes units A, B, C and D. If this option is desired note on plans the fire sprinkler system shall be submitted under a separate permit.

D. Transportation Division

1. Please note any objects impacting the required 20' x 20' interior clear garage space need to be at 4' (i.e. doors to storage area) or doors can be sliding type.
2. Tandem garage for Unit D requires both vehicles to back out. Backing out onto a public street or sidewalk is not permissible for multi-unit developments.
3. Tandem parking configuration is not supported.
4. Doors to trash bins near Taco Bell should not encroach into garage approach.
5. Doors to trash bins opening between the garages impede the garage access. Please redesign doors or use sliding doors.
6. For driveway access; fences, walls, hedges and signs should not exceed 3½' within 10' of the front lot line and within 10' of either side of a driveway for a distance of 20' from the front lot line. Although this is not required by the Zoning Ordinance for the C-2 zone, staff would recommend this be incorporated as a condition of project approval.
7. Existing curb cut is okay; however, please specify the driveway replacement on the plans.

E. Building & Safety Division

1. A soils report will be required when plans are submitted for a plan check.
2. Surface water flow line is draining over the public side walk at the north westerly corner at elevation 22.70 which is several feet above the street.

IV. APPLICATION LETTER

Please revise your formal application letter if any changes are made to the project description. The letter becomes a main attachment to the Staff Hearing Officer Staff Report.

Include in a separate letter to Staff how the comments in this PRT letter have been addressed.

V. ENVIRONMENTAL REVIEW

Once the formal application has been received and deemed complete, Staff will begin the environmental review of the subject development application. During this time period, you may be contacted to discuss measures to avoid or reduce environmental effects anticipated to result from the proposed project.

VI. FEES

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually.

A. Planning Division

Prior to the application being deemed complete:

Tentative Subdivision Map Fee (1-4 units).....	\$3,030.00
Modification Fee	\$405.00
Additional Modification Fee	\$215.00
Additional Modification Fee	\$215.00
Environmental Review Fee (w/ studies)	\$600.00

Following Staff Hearing Officer approval:

Plan Check Fee.....	TBD
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B. Engineering Division

Following Staff Hearing Officer approval:

Parcel Map Fee.....	\$2,491.00
2" Service with Manifold	\$2,396.00
5/8" Water Meter Set (each new).....	\$214.00
Sewer Tap Fee (4")	\$537.00
Driveway Apron Inspection Fee (each)	\$163.70
Sidewalk Inspection Fee (10-30 linear feet)	\$80.00
Curb Drain Outlet Inspection Fee	\$40.00
Trenching Inspection Fee (underground utilities w/AC)	\$270.00
Trenching Inspection Fee (sewer lateral connection to main)	\$270.00
Public Works Building Plan Check Fee.....	\$120.00

C. Transportation Division

Following Staff Hearing Officer approval:

Plan Check Fee.....	\$71.70
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D. Building & Safety Division

Following Staff Hearing Officer approval:

Plan Check Fee.....	TBD
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VII. NEXT STEPS

1. Make an appointment with the case planner to submit a Staff Hearing Officer application at the Planning & Zoning Counter.
2. Staff Hearing Officer application submitted for completeness review.

3. Application reviewed for completeness.
4. Determination of Environmental Review process. This may include the preparation of an Initial Study and a determination as to whether a Mitigated Negative Declaration or an Environmental Impact Report would be required.
5. Staff Hearing Officer review.
6. City Council Final on review of pertinent land development documents, easements, etc.
7. ABR Preliminary and Final Approvals

Please Note: The Staff Hearing Officer conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date. The Commission has requested that markers be provided on the site for all projects that may have size, bulk and scale, visual impacts or view issues, to provide a basic visual representation of project size and scale. Please be sure to place stakes at the corners of the proposed new buildings/additions and story poles located at the roof ridge line (the highest point of the roof) and the eave. Any large trees to be protected/removed should also be identified.

VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470	Chelsey Swanson, Assistant Planner
Fire Department, 564-5702	Jim Austin, Fire Inspector II
Engineering Division, 564-5363	Loree Cole, Supervising Civil Engineer or Diana White, Senior Engineering Technician
Transportation Division, 564-5385	Rob Dayton, Supervising Transportation Planner or Jamie Rosenthal, Assistant Transportation Planner
Building & Safety Division, 564-5485	Chris Short, Senior Plans Examiner

IX. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on Tuesday, January 31, 2006 from 2:15 to 2:45 p.m. with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by Tuesday morning. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting a formal Staff Hearing Officer application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

PRE-APPLICATION REVIEW TEAM COMMENTS
822 E. CANON PERDIDO STREET (MST#2005-00506)
JANUARY 26, 2006
PAGE 9 OF 9

Sincerely,

Chelsey Swanson

Chelsey Swanson, Assistant Planner

Attachments:

1. Staff Hearing Officer Submittal Packet (currently same as PC Packet)
2. Engineering Division Guidelines Handout
3. Tentative Subdivision Map Handout

cc: (w/o attachments)

CCCP Inc. 822 E. Canon Perdido Street, Santa Barbara, CA 93101

Planning File

Debra Andaloro, Environmental Analyst

Loree Cole, Supervising Civil Engineer

Diana White, Senior Engineering Technician

Joe Poire, Fire Inspector III

Jim Austin, Fire Inspector II

Rob Dayton, Supervising Transportation Planner

Jamie Rosenthal, Assistant Transportation Planner

Chris Short, Senior Plans Examiner



CHRISTINE R. PIERRON
ARCHITECT

April 18, 2006

To:
Planning Commission / Staff Hearing Officer
Planning and Development Department
City of Santa Barbara

Re:
822 Canon Perdido Street
Santa Barbara, CA
Proposal for four unit condominium project

Dear Planning Commissioners and Staff Hearing Officer,

We are seeking Staff Hearing Officer Approval for a proposed four unit condominium project on an undeveloped lot with an associated modification request for a front yard encroachment.

The lot is an existing 8053.5 square foot property in the C-2 zone. It is currently being used as parking for the adjacent residential property with 7 uncovered parking spaces; the only existing structure is a 400 sq.ft. two-car carport proposed for demolition. The property is bounded by commercially developed properties to the east and west and an apartment building to the south. The current property and the proposed project are accessed by a shared drive and curb cut. We are proposing to use the existing curb cut and provide a new shared drive with the adjacent project.

This project is concurrent with the development of the adjacent property to the south with shared easements for the access drive and utilities. The adjacent property is under separate permit for the development of four new condominiums.

The current site topography creates a "bowl" effect without any non-mechanical possibility for positive drainage to the public right of way. We are proposing to raise the grade to provide this positive surface drainage and bring the property more in alignment with the adjacent properties. The raising of this grade will entail the construction of perimeter retaining walls along the interior property lines. Please see attached Project Statistics Form for grading statistics

As a result of the raising of the site to meet City standards for site drainage, we will be removing all of the existing vegetation and trees. Three trees over 4" in diameter are proposed to be removed, a 30" diameter Silky Oak and a 14" Weeping Bottle Brush, and a 18" Jacaranda. A significantly mature cactus and succulent garden will be removed and reincorporated into the proposed landscaping.

The proposed development is for a 1297 square foot 2-bedroom, two story front unit with an attached two car garage and a rear unit 2526 square foot, two story triplex consisting of one bedroom units with attached one car garages. Two additional uncovered guest parking spaces are also proposed.

A modification is requested for the front yard encroachment of the front unit's covered entry porch. The objective of this encroachment is to make a more street friendly entry and maintain a consistent relationship to the front property line with the surrounding building footprints. This modification request was reviewed and supported by the Architectural Board of Review as was the site planning and architectural style.

706 Bond Avenue Santa Barbara, CA 93103 ph805.448.1770 fx805.963.1564 chrspierron@cox.net

EXHIBIT C



CHRISTINE R. PIERRON
ARCHITECT

A modification is also being requested for a front yard encroachment by a 3'-6" high entry kiosk that will also house the project's mailboxes. Both front yard encroachments will also require Variances from Public Works to allow structures within the SBMC 28.83.007 established 10' setback along Canon Perdido Street.

We are proposing a "Green" development with the use of solar panels on the flat roofs of each unit, use of Green building materials such as recycled content, long life span materials, high efficiency mechanical systems, and permeable paving.

This proposal will make the best use of a currently under used lot and provide the City with much needed housing stock. The proposed units are modest in size and will, therefore, provide the type of middle income housing so needed in our community while promoting one of the City's objectives with the use of Green building practices.

We look forward to working with the City to make this project an asset for the future homeowners, as well as to the community as a whole.

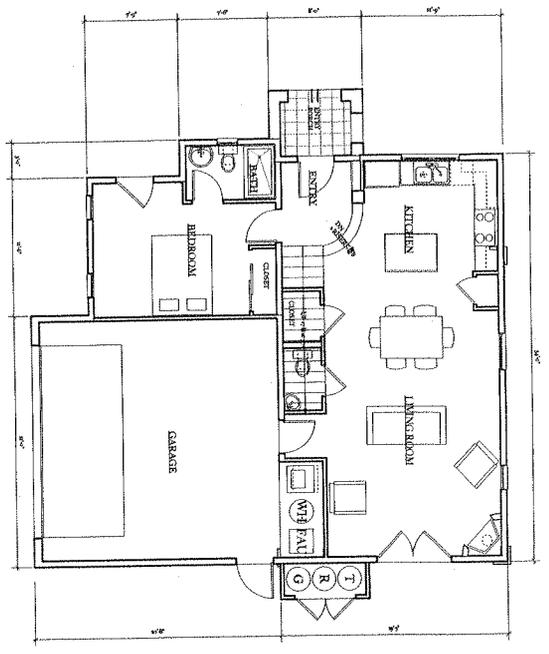
Thank you for your consideration of this matter.

Sincerely,

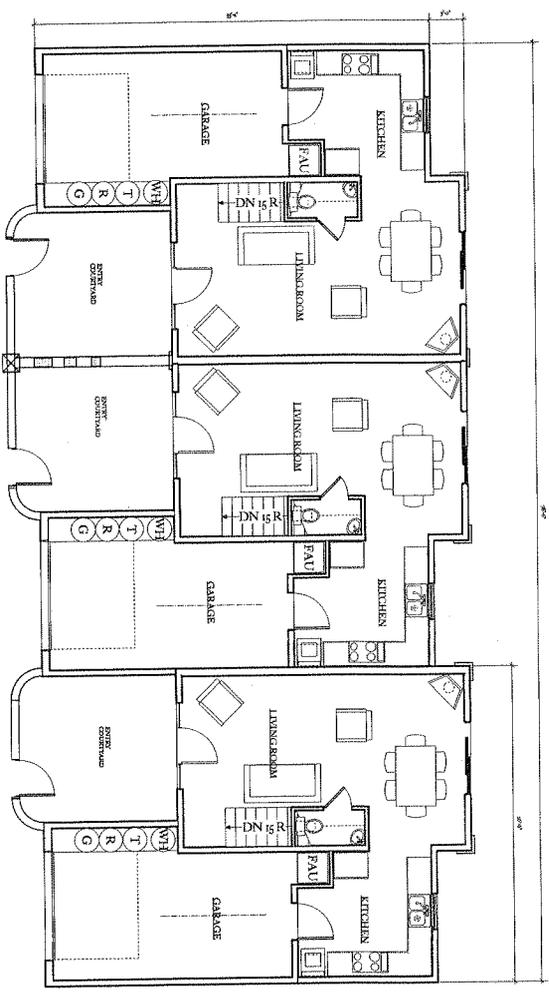
Christine Pierron



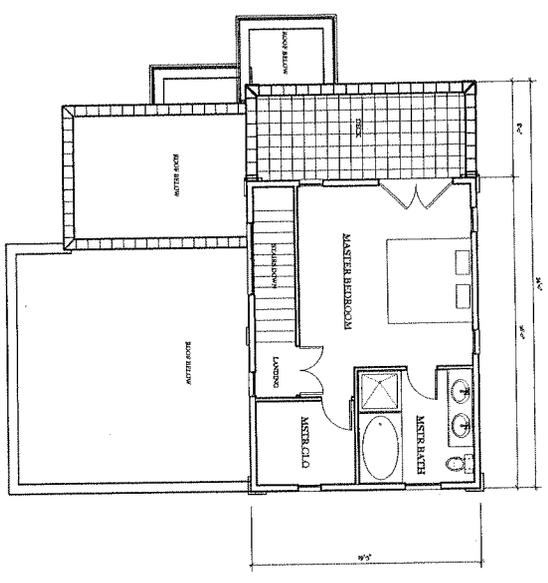
CHRISTINE
PIE-RON
ARCHITECT
1000
SANTA BARBARA
AVENUE
SANTA BARBARA, CA
93101
TEL: 805.963.1111
WWW.CHRISTINEPIERON.COM



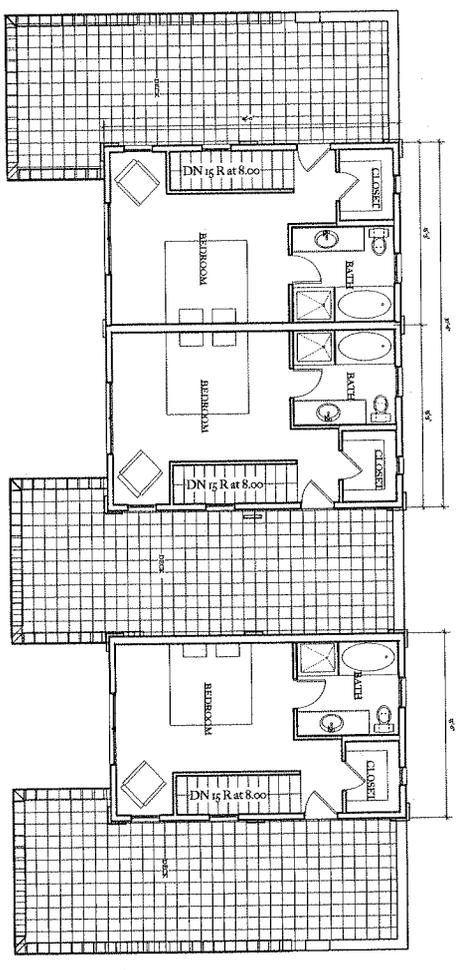
2BD UNIT - 1ST FLOOR



TRIPLEX - 5TH FLOOR

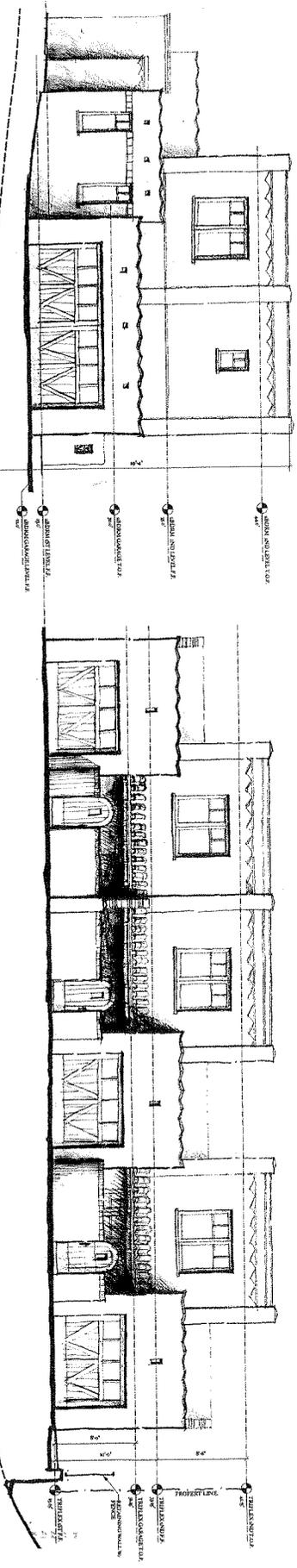


2BD UNIT - 2ND FLOOR



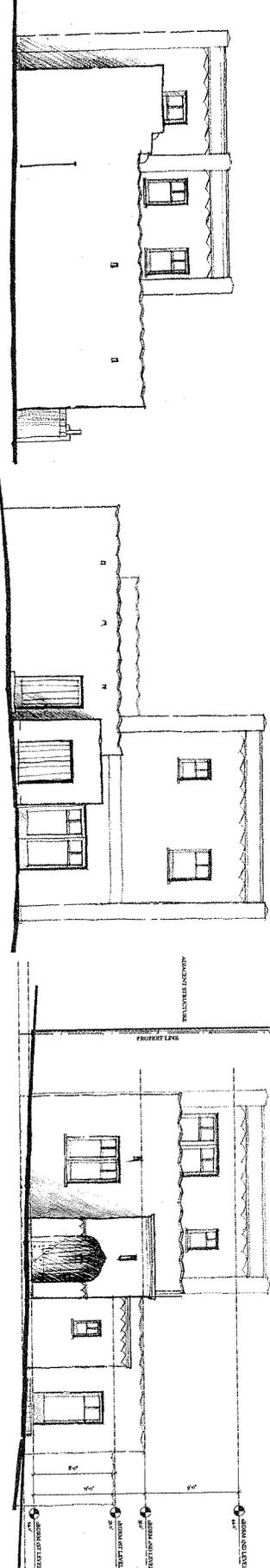
TRIPLEX - 2ND FLOOR

NEW 4 UNIT CONDOMINIUM PROJECT
"CONDOS PERDIDO"
#22 CANNON PERDIDO ST.
SANTA BARBARA, CA



1-BEDROOM SOUTH ELEVATION

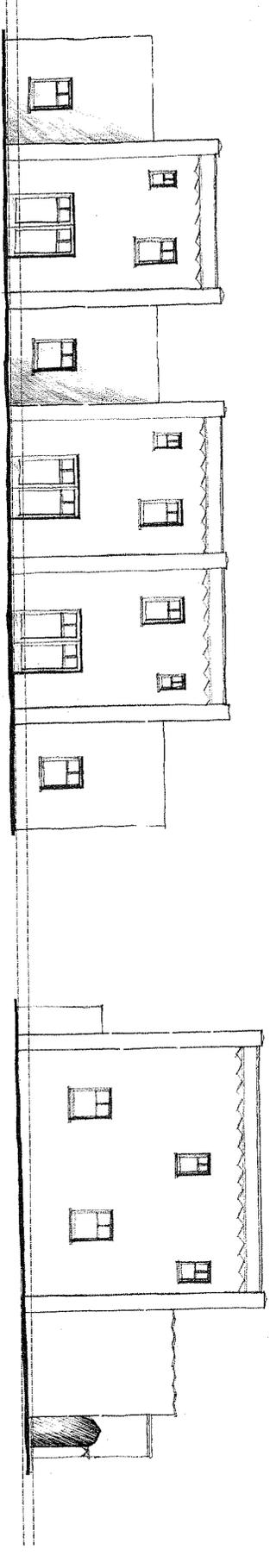
2-BEDROOM SOUTH ELEVATION



1-BEDROOM WEST ELEVATION (EAST SIDE)

2-BEDROOM EAST ELEVATION

3-BEDROOM WEST ELEVATION

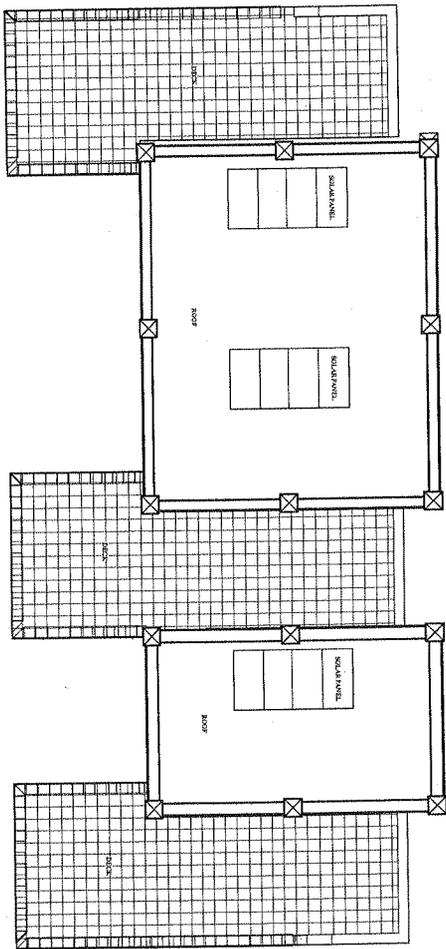
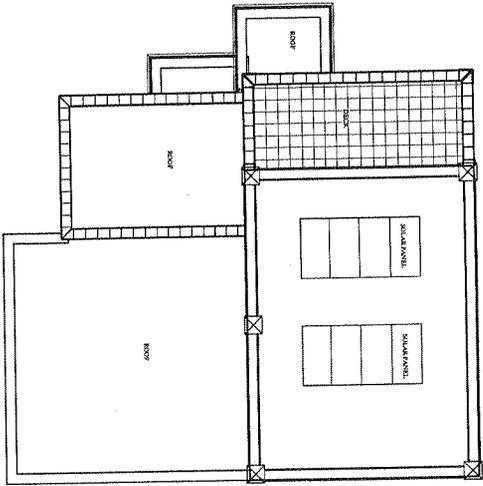


1-BEDROOM NORTH ELEVATION

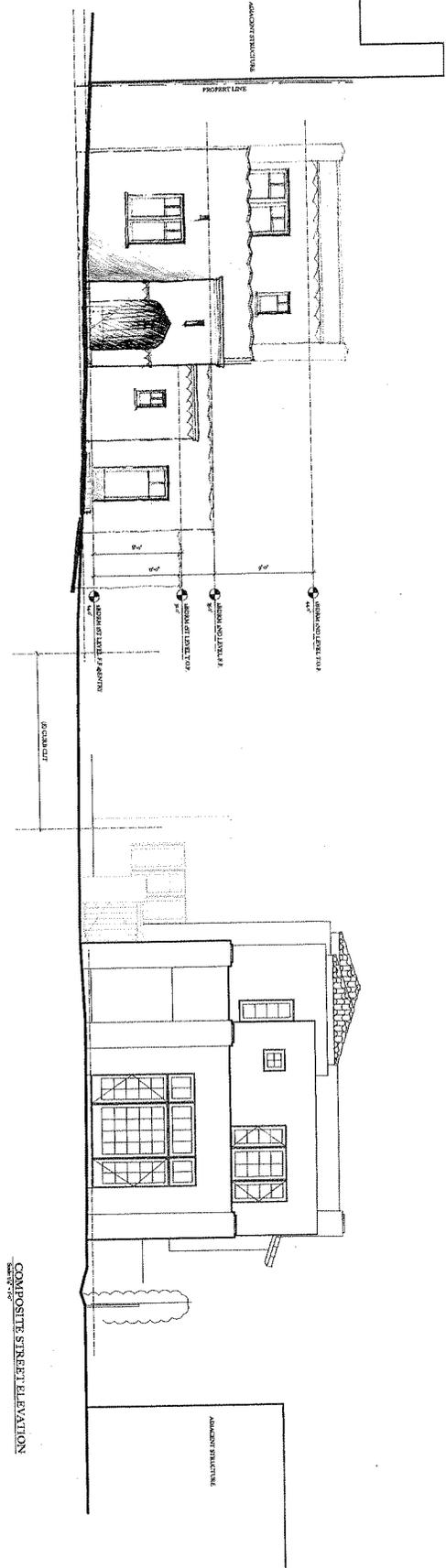
2-BEDROOM NORTH ELEVATION

CHRISTINE
PLENION
ARCHITECT
3000
SANTA BARBARA
ST. SANTA BARBARA,
CA 93101
PHONE: 805.964.1111
WWW.CHRYSTINEPLENION.COM

NEW 4100 FT. CONDOMINIUM PROJECT
"CONEXO PEREGRINO"
150 CANON PRESIDENT ST.
SANTA BARBARA, CA



ROOF PLANS



COMPOSITE STREET ELEVATION

NEW 45 UNIT CONDOMINIUM PROJECT
 "CONDOS PEREGRINOS"
 82 CANON RESERVE ST.
 SANTA BARBARA, CA



CHRISTINE HENSON
 ARCHITECT
 10000
 STATE OF CALIFORNIA
 No. 10000





City of Santa Barbara

Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

February 22, 2006

Christine Pierron
706 Bond Avenue
Santa Barbara, CA 93103

SUBJECT: 822 CANON PERDIDO, APN 031-042-007, MST#2005-00504

PRT MEETING DATE: Wednesday, February 22, 2006, @ 2:00 p.m. – 2:45 p.m., 630 Garden Street, Community Development Director's Conference Room, 2nd Floor

Dear Ms. Pierron:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The project consists of the construction of a new two-story, four-unit condominium project comprised of three attached one-bedroom units (863 square feet each) with 774 square feet of garage space and one detached two-bedroom unit (1,328 square feet) with an attached 462 square foot two-car garage. A total of 3,917 square feet of habitable space is proposed on the 8,053 square foot lot. The lot is currently being used for parking for the adjacent residential property with 7 uncovered parking spaces and a 400 square foot two-car carport, which is proposed for demolition. The project also proposes to use the existing curb cut and provide a new shared drive with shared easements with the adjacent property. Modifications are required to allow encroachments into the required front and rear yard setbacks.

II. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Staff Hearing Officer (SHO) application requirements, and to identify significant issues relevant to the project. In order to submit a complete SHO application, please respond to the following items (see use attached Planning Commission Submittal Packet for SHO application requirements).

Based on the information submitted, the required applications would be:

A. Planning Division

1. Tentative Subdivision Map for a one-lot subdivision with four (4) new condominiums (SBMC §27.07.030 and §27.13);
2. Modification to allow the front condominium unit and the existing kiosk to encroach into the required front yard setback (SBMC §28.21.060); and
3. Design Review Approval by the Architectural Board of Review (SBMC §22.68).

B. Engineering Division

1. City Council approval is required for the following land development agreements and maps. The agreements, prepared by Staff and recorded concurrently with the Parcel Map, are required prior to issuance of any Public Works or Building permits.
 - (a) Parcel Map (and related documents), per the Subdivision Map Act, and created to City Survey Ordinance requirements by a licensed surveyor and required prior to the issuance of any Public Works or Building permits.
 - (b) Owner shall record an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*. Land Development staff prepares this agreement and takes it to City Council along with the Parcel Map.
 - (c) Owner shall record an *Agreement Assigning Water Extraction Rights*. Land Development staff prepares this agreement.
2. Verification of pre-payment of property taxes from the County of Santa Barbara shall be submitted to the Engineering staff prior to recordation of the Parcel Map.
3. Addressing of new units or reassigning addressing of existing units is required when new water meters are to be installed or existing water meters are to be reconfigured. Contact the Public Works Permit Counter at (805) 564-5388 for correct addressing and meter placement. This addressing shall be completed prior to issuance of any Building or Public Works permits.
4. Public Works Permits shall be required and obtained for all public improvements and utility connections in the right of way following recordation of

the map ad agreements. The Public Works Permits are separate from all other City required permits.

III. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

General Comments

1. Please confirm the address for this property.
2. Staff could support the encroachment of the entry porch element of the front unit into the required 10' front yard setback, as it is non-habitable space and provides character to the design. However, staff cannot support the habitable space (portion of the bathroom) that is proposed to encroach into the front yard setback. Please redesign to eliminate the habitable space.

3. SBMC §28.83.007 establishes a 10' setback line for Canon Perdido Street, northwesterly between Quarantina and Milpas Streets. Because the property is subject to this setback line, a variance will be required to allow the entry porch element of the front unit to encroach.

In addition, plans for the proposed adjacent condominium project show a kiosk located on this property within the 10' required front yard setback and the Canon Perdido Street setback line on this property. Please verify whether or not a kiosk currently exists on the property. If it is proposed to remain as part of the project, a modification will be required to allow this structure within the required 10' front yard setback.

4. Per SBMC §28.21.081, private outdoor living space shall be provided for each unit on either the ground floor or the second floor, but both are not required. The private outdoor living space may include planter areas of less than 50 square feet, patio areas, balconies, and decks, but cannot include stairs, entrances decks and or landings. Although the project includes second floor decks that would qualify and exceed the private outdoor requirements, it appears that you have chosen to designate the ground floor outdoor living areas to meet this requirement. However, portions of the proposed private outdoor living areas for the one-bedroom units do not qualify, as they are part of the main entrance to the unit. The private outdoor living space for the front unit can be counted. Please revise the plans to designate the second floor decks for the one bedroom units as the private outdoor living space and specify the dimensions.

5. The 10% open space area designated on the plans between the required 10' front yard setback and the garage of the front unit does not qualify. However, the required private outdoor living spaces (located on the ground floor) for all the

units can be applied toward the 10% open space area for the project and appear to meet the required 10% open space requirement. Please include these areas as part of the 10% and recalculate the square footage to verify compliance with this requirement.

6. In order to assess short term construction impacts, demolition and construction plans are required describing demolition and construction activities in detail, including the following:

- (a) Identify the estimated duration of demolition.
- (b) Identify the estimated duration of grading.
- (c) Identify the estimated duration of construction activity.
- (d) Identify the number of workers and number and types of equipment necessary for each phase of demolition, grading and construction.
- (e) Identify equipment and construction materials staging area(s) and construction employee parking areas.

7. Once the application is deemed complete, staff would like this project to be reviewed by the Staff Hearing Office at the same time as the adjacent proposed project.

Plan Corrections

8. **Site Plan:** Sheet A1.0, Please add the General Plan land use designation of "Residential, 12 units/ acre", cut and fill quantities, and 10% open space square footage under the Project Statistics.

9. **Site Plan:** Sheet A1.0, identify all fences, walls, gates, and hedges and indicate heights, widths and materials.

10. **Site Plan:** Sheet A1.0, identify all existing and proposed to be removed with diameter measured at 4 feet above grade and type, and all significant vegetation.

11. **Floor Plans:** Per SBMC §27.13.060.4, either each residential condominium unit shall have its own laundry facilities, or a common laundry area shall be provided. Please indicate on plans where the laundry facilities would be provided.

12. **Elevations:** Identify heights from natural grade to top of ridge of all proposed buildings and structures. Identify both existing and finished grades. Identify property lines on all elevations. Show elevations for adjacent buildings on adjacent parcels.

Special Studies

13. Based on a review of the City's Master Environmental Assessment, the project site is located within the following Cultural Resource Sensitivity zones:

American Period 18-70-1900, and Early 20th Century Period 1900-1920. A Letter Report Confirming No Archaeological Resources is required to be prepared and submitted for review and acceptance by Staff. Please refer to the City's *Master environmental Assessment, Guidelines for Archaeological Resources and Historic Structures and Sites* for required contents and format.

14. The City's Master Environmental Assessment indicates that the project site is located in areas exposed to a noise level of 60-65 dB(a). The required private outdoor living spaces for the residential units must not be exposed to a noise level in excess of 60 dB(a), and maximum interior noise levels shall not exceed 45 dB(a). An acoustical analysis, prepared by a qualified acoustical engineer, shall be prepared and submitted for Staff's review. At a minimum, the report shall evaluate the following:

- (a) Estimated noise levels at the *required* private outdoor living spaces; and
- (b) Estimated interior noise levels for the dwelling units.

If necessary, the report shall include recommended mitigations (such as landscape screening or sound walls) to minimize noise impacts from street traffic.

B. Engineering Division

Prior to Staff Hearing Officer Consideration

1. A Tentative Map shall be required prior to Planning Commission. A Tentative Map Handout is available on line at the City's website at www.SantaBarbaraCA.gov under the "Business" tab or by request at the Public Works Permit Counter (805) 564-5388. This handout will outline all the required information that is to be shown on the Tentative Map. The Tentative Map shall show all existing and proposed features in the public right of way.
2. Provide two copies of a Preliminary Title Report (PTR) issued within 3 months of submittal, one for Engineering staff and one for Planning staff.
3. Sheet C2 shows construction of a 12" storm drain through private properties and under existing building to the southwest of said property. Is this an existing private storm system running under 820 East Canon Perdido Street? Please clarify.
4. The drainage plan is confusing as to how the drainage is being handled. Sheet A2 references new sump pump and civil drawings (Key Note 33) but I can't find either one.

Following Staff Hearing Officer Approval

Please refer to the attached Engineering Division Guidelines Handout for information regarding City standard requirements. These guidelines, as appropriate, should be incorporated into your next plan submittal.

TRASH AND RECYCLING

5. If containers will be kept in garages, show staging area where containers will be placed on pickup day. Please note that setbacks cannot be used as staging areas.
6. Indicate disposition of greenwaste. If green waste is hauled offsite by landscaping maintenance company, please include an item in the CC&R indicating that it will be taken to a green waste recycling site. If it will not be hauled offsite, show greenwaste bin location.

C. Fire Department

1. Please include the following information on the site plans regarding the fire hydrant; Hydrant #H07-006, commercial type, 1286 GPM.
2. Due to the shared driveway with the adjacent parcel, and the total number of structures between the two parcels exceeding three, access for emergency vehicles is required to be 20 feet to within 150 feet of all exterior walls by way of access. The driveway shall be constructed of all weather materials capable of supporting 60,000 pounds. Clearly show Fire Department access on plans.
3. Note: If the proposed structures are equipped with automatic fire sprinklers the access distance may be increased to 250 feet to all exterior walls. This includes Units B, C and D. If this option is desired note on plans the fire sprinkler system shall be submitted under a separate permit.

D. Transportation Division

1. The single car garages do not appear to meet the required dimensions. Single car garages are required to provide 20' in length and 10' 5" in width; this must be clear interior space with no obstructions.
2. Identify WH/HW, T & R within garage. Interior objects (water heater, etc.) must be mounted at 4' to allow space for a vehicle to park.
3. For driveway access; fences, walls, hedges and signs should not exceed 3½' in height within 10' of the front lot line and within 10' of either side of a driveway for a distance of 20' from the front lot line. Although this is not required by the Zoning Ordinance for the C-2 zone, staff would recommend this be incorporated as a condition of project approval.
4. Please clarify driveway configuration for maneuverability, i.e. turning clearance into and out of garages. Is the center meander only a portion of the driveway? Please identify complete areas available for vehicle maneuverability.

5. Clarify paving material(s).
6. Please identify garages with unit. The 3rd single garage appears to be mis-marked on plan.

E. Building & Safety Division

1. The structural capacity of the existing off site property walls shall not be overloaded by the proposed new work, section "B" on Sheet C3.
2. A soils report will be required when a building permit is applied for.

IV. APPLICATION LETTER

Please provide an updated application letter addressed to the Staff Hearing Officer requesting the necessary approvals. This letter becomes a main attachment to the Staff Report and should include a thorough project description and justification and/or reasons why the project should be approved and/or benefits of the project. A separate letter to staff should indicate how the comments contained in this PRT letter have been addressed.

V. ENVIRONMENTAL REVIEW:

Once the formal application has been received and deemed complete, Staff will begin the environmental review of the subject development application. During this time period, you may be contacted to discuss measures to avoid or reduce environmental effects anticipated to result from the proposed project.

VI. FEES

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually.

A. Planning Division

Prior to the application being deemed complete:

Tentative Subdivision Map Fee (1-4 units)	\$3,030.00
Modification Fee.....	\$1,065.00
Environmental Review Fee (w/ studies).....	\$600.00
Mailing Label Fee.....	\$120.00

Following the Staff Hearing Officer Planning Commission approval:

Plan Check Fee	TBD
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B. Engineering Division

Following Staff Hearing Officer approval:

Parcel Map Fee	\$2,491.00
2" Service with Manifold	\$2,396.00
5/8" Water Meter Set (each new)	\$214.00

Sewer Tap Fee (4").....	\$537.00
Setback Variance Request	\$562.00
Driveway Apron Inspection Fee (each).....	\$163.70
Sidewalk Inspection Fee (10-30 linear feet).....	\$80.00
Curb Drain Outlet Inspection Fee.....	\$40.00
Trenching Inspection Fee (sewer lateral connection to main).....	\$270.00
Public Works Building Plan Check Fee	\$120.00

C. Transportation Division

Following Staff Hearing Officer approval:

Plan Check Fee	\$71.70
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D. Building & Safety Division

Following Staff Hearing Officer approval:

Plan Check Fee	TBD
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VII. NEXT STEPS:

1. Make an appointment with the case planner to submit a Staff Hearing Officer application at the Planning & Zoning Counter.
2. Staff Hearing Officer Application submitted for completeness review.
3. Application reviewed for completeness.
4. Determination of Environmental Review process. This may include the preparation of an Initial Study and a determination as to whether a Mitigated Negative Declaration or an Environmental Impact Report would be required.
5. Staff Hearing Officer Review.
6. City Council Final on review of pertinent land development documents, easements, etc.
7. ABR Preliminary and Final Approvals.

Please Note: The Planning Commission conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date. The Commission has requested that markers be provided on the site for all projects that may have size, bulk and scale, visual impacts or view issues, to provide a basic visual representation of project size and scale. Please be sure to place stakes at the corners of the proposed new buildings/additions and story poles located at the roof ridge line (the highest point of the roof) and the eave. Any large trees to be protected/removed should also be identified.

VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470.....Irma Unzueta, Project Planner

Fire Department, 564-5702.....Jim Austin, Fire Inspector II
Engineering Division, 564-5363.....Diana White, Senior Engineering
Technician
Transportation Division, 564-5385.....Jamie Rosenthal, Assistant Transportation
Planner
Building & Safety Division, 564-5485.....Chris Short, Senior Plans Examiner

IX. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on Wednesday, February 22, 2006 at 2:00 p.m. with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by 3:00 p.m. on Tuesday, February 21, 2006. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting a formal Planning Commission application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

Sincerely,

Irma Unzueta

Irma Unzueta, Project Planner

Attachments:

1. Planning Commission Submittal Packet
2. Engineering Division Guidelines Handout

cc: (w/o attachments)

Canon Perdido Cottages LLC, 824 Canon Perdido, Santa Barbara, CA 93101
Planning File
Debra Andaloro, Environmental Analyst
Loree Cole, Supervising Civil Engineer
Diana White, Senior Engineering Technician
Joe Poire, Fire Inspector III
Jim Austin, Fire Inspector II
Jamie Rosenthal, Assistant Transportation Planner
Chris Short, Senior Plans Examiner

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 826 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-007
 Application Number: MST2005-00504
 Owner: Robert C. Berry, Revocable Trust
 Architect: Christine Pierron
 Owner: John Blankenship

(Proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (863 square feet each) with 774 square feet of garage space and one detached two-bedroom unit (1,328 square feet) with an attached 462 square foot two-car garage. A total of 3,917 square feet of habitable space is proposed on the 8,053 square foot vacant lot. Modifications are required to allow encroachments into the required front and rear yard setbacks and to provide fewer parking spaces than required.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

6:02

Items 6 and 7 were heard concurrently.

Christine Pierron, Architect; Kirk Gradin, Architect; and Hazel Blankenship, Owner; present.

Motion Continued indefinitely to the Planning Commission with the following comments: 1) The site planning and architecture are well conceived and blends nicely with the Haley-Milpas Design Guidelines. 2) The Board finds the architecture to be refreshing and whimsical. 3) The Board finds the site is unique with its own identity. 4) The Board finds the architectural style to be simple in nature and fun in detail. 5) The Board appreciates the solar panels on the flat roofs. 6) It is suggested to simplify the parapets on the upper roof and add deck space to the lower flat roofed areas. 7) The Board sees the advantages of the modifications and understands that they are required for the usefulness of the project and are an enhancement to the project. The Board defers to the Planning Commission on the appropriateness of the modifications. 8) Modification "A", to the rear, is a wooded area and undeveloped. Modification "B" for the porch element, adds character to the neighborhood. 9) As to the central driveway and site amenities, the Board encourages a design collaboration with the two projects (822 & 826 E. Canon Perdido) to create a Paseo feel and pedestrian connections. It is suggested to develop a common driveway entry element by possibly incorporating mailboxes and other features. 10) The Board is concerned with the proposed drainage and how it will function. 11) Provide a landscape plan which maintains sunlight in the courtyard area. 12) The Board supports that the front unit massing could be slightly taller (along Canon Perdido).

Action: LeCron/Manson-Hing, 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006

Application Number: MST2005-00506

Owner: John Blankenship

Architect: Kirk Gradin

(Proposal to demolish the two existing residential units totaling 2,073 square feet and construct four new two-story, three-bedroom condominium units totaling 6,692 square feet on an 11,210 square foot lot. The proposal includes three attached 1,605 square foot units with a 491 square foot two-car garage each and one detached 1,877 square foot unit with a 460 square foot two-car garage. Two modifications are required to allow the garage of the detached unit to encroach into the required interior and rear yard setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

6:01

Items 6 and 7 were heard concurrently.

Kirk Gradin, Architect; Hazel Blankenship, Owner; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:

- 1) The Board finds the overall site planning and shared driveway works well with 826 Canon Perdido. The buildings are sympathetic in style, yet have their own distinguishing character and blend together well.
- 2) As to the central driveway and site amenities, the Board encourages a design collaboration with the two projects (822 & 826 E. Canon Perdido) to create a Paseo feel and pedestrian connections. It is suggested to develop a common driveway entry element by incorporating mailboxes and other features.
- 3) Study opportunities for the low entry court yard walls to announce the unit entries.
- 4) The site planning and architecture are well conceived and blends nicely with the Haley-Milpas Design Guidelines.
- 5) The Board likes the simple, fun elements as it relates to the Haley-Milpas Design Guidelines.
- 6) The Board is mixed on the need for some of the modifications. The rear parking could be treated differently.
- 7) Study opportunities for upper level decks to enhance the open, sunny yard spaces.
- 8) The Board would like to see some large trees in the open front entries of the units.
- 9) The Board supports that the front unit massing could be slightly taller (along Canon Perdido)
- 10) The Board would like to see the long south elevation, as the applicant has suggested use of potential pop outs at the stair wells. The Board reserves judgment until the applicant returns for review.

Action: LeCron/Mudge, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 826 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-007
 Application Number: MST2005-00504
 Architect: Christine Pierron
 Owner: Canon Perdido Cottages

(Proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (863 square feet each) with 774 square feet of garage space and one detached two-bedroom unit (1,328 square feet) with an attached 462 square foot two-car garage. A total of 3,917 square feet of habitable space is proposed on the 8,053 square foot vacant lot. Modifications are required to allow encroachments into the required front and rear yard setbacks and to provide fewer parking spaces than required.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

Items 4 and 5 were heard concurrently.

(4:51)

Christine Pierron, Architect; Kirk Gradin, Architect; and Sam Maphis, Landscape Architect; present

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The site planning and architecture are well conceived and blend nicely with the Haley-Milpas Design Guidelines. 2) The Board finds the architecture to be refreshing and whimsical. 3) The Board finds the site is unique with its own identity. 4) The Board finds the architectural style to be simple in nature and fun in detail. 5) The Board appreciates the solar panels on the flat roofs. 6) The Board supports the front yard modification request for encroachment of the porch as it is minor in nature and is in keeping with the neighborhood. 7) The Board feels that the central driveway paseo is quite successful and likes the random patterns of the mixed paving. 8) The Board supports the common entry post driveway elements. The Board would support a modification request if necessary, however, does not see that one is required at this time. 9) The proposed landscape and the reuse of the existing plant specimens are a benefit to the neighborhood. 10) The plant palette as presented is acceptable.

Action: Wienke/Manson-Hing, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**5. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006
 Application Number: MST2005-00506
 Architect: Kirk Gradin
 Owner: CCCP, LLC

(Proposal to demolish the two existing residential units totaling 2,073 square feet and construct four new two-story, three-bedroom condominium units totaling 6,692 square feet on an 11,210 square foot lot. The proposal includes three attached 1,605 square foot units with a 491 square foot two-car garage each and one detached 1,877 square foot unit with a 460 square foot two-car garage. Two modifications are required to allow the garage of the detached unit to encroach into the required interior and rear yard setbacks.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

Items 4 and 5 were heard concurrently.

(4:51)

Christine Pierron, Architect; Kirk Gradin, Architect; and Sam Maphis, Landscape Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the overall site planning and shared driveway works well with 826 Canon Perdido. The buildings are sympathetic in style, yet have their own distinguishing character and blend together well. 2) The collaboration between the two projects on the central paseo is quite successful. 3) The modification request for the front courtyard encroachment is supportable; however, the Board would like the courtyard to be enclosed with a plaster wall as opposed to a fence. 4) The site planning and architecture are well conceived and blend nicely with the Haley-Milpas Design Guidelines. 5) The Board is not in support of the tandem garage parking as presented due to maneuverability concerns. 6) The Board is concerned with the double-sided trash enclosure between units A and B, due to visual and functional issues.

Action: Wienke/Mudge, 7/0/0.

THE BOARD RECESSED FROM 5:51P.M. UNTIL 6:15P.M.**CONCEPT REVIEW - CONTINUED ITEM****6. 2030 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 025-292-029
 Application Number: MST2005-00654
 Owner: Lori A. Pearson
 Designer: Patrick Pouler

(Proposal to construct a 500 square foot addition and a 30 square foot deck to the rear of the existing 1,372 square foot, two-story residence at the front of an 8,500 square foot lot. The lot is currently developed with an additional 1,540 square foot, two-story residence at the rear and a 720 square foot carport which is to remain unaltered. A modification is requested for reduction of distance between buildings.)

(SECOND CONCEPT REVIEW.)**(MODIFICATION APPROVED NOVEMBER 30, 2005.)****(6:15)**

Patrick Pouler, Designer, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments and conditions: 1) The Board finds the vertical nature of the second story addition is overwhelming the existing house and would like to see at least one-foot removed from the second story plate heights. 2) Study eliminating the eyebrow eaves between the first and second floor at the east and west elevations. 3) Revise the plans and elevations to reflect the appropriate bracketing of the beam ends so they match the existing condition.

Action: LeCron/Manson-Hing, 6/0/0. Wienke stepped down.

CONCEPT REVIEW - CONTINUED ITEM**4. 822 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-042-006
 Application Number: MST2005-00506
 Architect: Kirk Gradin
 Owner: CCCP, LLC

(Proposal to demolish the two existing residential units totaling 2,073 square feet and construct four new two-story, three-bedroom condominium units totaling 6,692 square feet on an 11,210 square foot lot. The proposal includes three attached 1,605 square foot units with a 491 square foot two-car garage each and one detached 1,453 square foot unit with a 460 square foot two-car garage. One modification is requested to allow the required private outdoor space for one unit to encroach into the front yard setback and a second modification is requested to allow the garage of the detached unit to encroach into the required interior yard setback.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

(5:19)

Kirk Gradin, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:

Option A: The Board is not in support of the tandem garage parking as presented due to maneuverability concerns. The Board does not have any major objections to the aesthetics of this option. However, the tandem garage scheme does present a garage presence facing the street and visually fills the end of the paseo.

Option B: The aesthetics of this design as presented is preferred, as the building is more cohesive and the entry more visible and inviting from a site plan perspective. This option further opens views along the driveway paseo. If the applicant is directed by the Planning Commission to pursue Option B, the ABR would look for the architecture to be enhanced to lend individuality to the units by eliminating repetitive elements. The Board looks to the Planning Commission to make the decision between Option A and B based on the two proposed parking layouts.

With either option, the Board is in favor of the side yard modifications to the east to grant flexibility to the design given the three-foot wide unowned adjacent property which visually increases the apparent setback. The Board also supports the encroachment into the front and side yards for the trash enclosures. The trash enclosures between units A and B are acceptable and aesthetically blend nicely with the architecture.

Action: LeCron/Wienke. 7/0/1. Mosel abstained.