



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 31, 2006
AGENDA DATE: September 7, 2006
PROJECT ADDRESS: 412 Old Coast Highway (MST2004-00776)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of demolishing an existing 252 square foot garage and constructing a new three-bedroom, two-story 1,046 square foot unit on a 6,310 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. An existing detached three-bedroom single-family residence would remain on the property. A total of four parking spaces would be provided with one uncovered space, a new 410 square foot two-car garage, and a new 216 square foot one-car garage, both attached to the proposed unit.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2005-00008) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 412 Old Coast Highway

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

July 26, 2006
October 24, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jose Luis Esparza	Property Owner: Mario Abonce
Parcel Number: 017-343-002	Lot Area: 6,310 sq. ft.
General Plan: Residential, 12 units/ acre	Zoning: R-3, Multiple-Family Residence/ SD-3, Coastal Overlay Zones
Existing Use: single-family residence	Topography: ~3% average slope, north to south
Adjacent Land Uses: North - Residential South - Residential East - Residential West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed	Total Proposed
Living Area	1,413 sq. ft.	1,046 sq. ft.	2,459 sq. ft.
Garage	252 sq. ft.	626 sq. ft.	626 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks		20' (house)	
-Front	10'	0' (garage)	10'
-Interior	6'	3'	6'
-Rear	6' (1 st -story) 10' (2 nd -story)	68'	10'
Building Height	45'	Single-story	22'6"
Parking	2 covered, 2 uncovered	1 covered	3 covered, 1 uncovered
Lot Area Required for Each Unit	2 units allowed on lots 5,000 to 7,000 sq. ft.	1 unit	2 units total
10% Open Space	631 sq. ft.	778 sq. ft.	12.3%
Private Outdoor Living Space	160 sq. ft./ unit	>160 sq. ft.	160 sq. ft./ unit
Lot Coverage			
-Building	N/A	1,665 sq. ft. 26.4%	2315 sq. ft. 36.7%
-Paving/Driveway	N/A	0 sq. ft. 0%	1,175 sq. ft. 18.6%
-Walkways/ patio	N/A	541 sq. ft. 8.6%	384 sq. ft. 6.2%
-Landscaping		4,104 sq. ft. 65%	2,429 sq. ft. 38.5%

The proposed project would meet the requirements of the R-3, Multiple-Family Residence and SD-3 Coastal Overlay Zones.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR on three separate occasions (meeting minutes are attached as Exhibit D). On February 14, 2005, the ABR continued the project to the Planning Commission and stated: 1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as it is buffered due to other neighboring structures; 2) The Board appreciates the pedestrian friendly hardscaping; and 3) The gable roof on the north side elevation should be a hip roof.

No architectural changes have occurred to the project design since the ABR's last conceptual review.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. A Coastal Development Permit (CDP) is required for this project because it proposes development within the Coastal Zone and includes a proposal for a new unit on an existing lot. The project is in Component Seven of the LCP, which is bound by Salinas Street on the west and extends to Olive Mill Road (corresponding with the eastern City limits) on the east. The northern border is about 1,000 yards inland and the southerly border is formed by U.S. Highway 101. The LCP describes the western section of this component as a residential neighborhood with single- and multiple-family dwellings and some trailers; and that some of the dwellings are part of the City's housing stock for low and moderate-income families. This component also contains the Municipal Tennis Courts and Montecito Country Club, which represent significant open space. Coastal policies that are applicable to the project area include visitor-serving commercial uses, housing, recreation, maintenance of existing public views of open space, and protection of archaeological resources. More specifically, the LCP recognizes the Montecito Country Club as a significant visual resource and further describes the segment of Highway 101 stretching from Olive Mill Road to Castillo Street as providing a distinctive visual gateway to the community with lush, established landscaping and unobstructed views of the mountains and ocean. LCP Visual Policy 9.3 states, "*all new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority*". LCP Housing Policy 5.3 states, "*new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.*"

The project site is located north of Highway 101 and would not impact open space areas or obstruct public views from the highway toward the mountains, nor would it have impacts on recreational resources or commercial services. The project will provide new rental housing and has been designed to be compatible with the prevailing character of the surrounding neighborhood, which includes single and two-story homes and apartment buildings. Further, existing utilities would be undergrounded as part of the project. The project is located in an area identified as a culturally sensitive zone; however, a Letter Report Confirming No

Archaeological Resources concluded that the potential for discovery of cultural resources is very low and no impacts are anticipated. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

C. ENVIRONMENTAL REVIEW

Archaeological Resources: The project site is located within the American Period 1870-1900 and Early 20th Century 1900-1920 Cultural Resource Sensitivity zones. A Letter Report confirming No Archaeological Resources was prepared on June 6, 2005. No surface cultural resource materials were found at the project site and the report concluded that buried deposits are not likely to be located within the subject property area. Standard conditions of approval have been implemented, which outline procedures for the unanticipated encounter of archaeological resources during construction.

Historical Resources: The project site is located within the City's Demolition Review Study Area, and was, therefore, reviewed by the City's Urban Historian. He has concluded that the existing residence, an altered Mission Revival house, and the existing garage, are not historically significant. Further, there is no potential for a historic district in the project area due to the insensitive infill development. Therefore, the demolition of the existing garage and addition of the new unit would create no impacts to historical resources.

Conclusion: Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (new construction of small structures).

VII. FINDINGS

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

- A. Conditions of Approval
- B. Reduced Plans
- C. Applicant's letter, dated April 26, 2005
- D. ABR Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

412 OLD COAST HIGHWAY
COASTAL DEVELOPMENT PERMIT
SEPTEMBER 7, 2006

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:
- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the ABR. Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Coastal Development Permit is required to authorize such work.
 5. **Approved Development.** The development of the Real Property approved by the Planning Commission on September 7, 2006 is limited to one new dwelling unit for a total of two dwelling units and the improvements shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 2. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street.
 3. **Permeable Paving.** Incorporate permeable paving and building materials into the site design for the driveway and uncovered parking space.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 2. **Storm Water Retention.** An increase in run-off resulting from a 25-year storm shall be retained on-site and filtered using structural BMPs, such as permeable pavers and bioswales (vegetated filters).
 3. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Salinas Street and Old Coast Highway. As determined by the Public Works Department, the improvements on Salinas Street shall include new to City standards, the following: sidewalk and parkway, driveway apron modified to meet Title 24 requirements, curbs, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of drainage pipe, curb drain outlets, slot/trench drain, detention, preserve and/or reset any existing survey monuments and contractor stamps, new street tree per approval of the City Arborist, and drought tolerant parkway landscaping. Improvements on Salinas Street and Old Coast Highway shall include underground service utilities, connection to City water and sewer mains, preserve and/or reset any existing survey monuments and contractor stamps. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling is occupied. Any existing sewer lateral identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater

valve, then it shall be inspected. The building plans shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

4. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Following approval of the public improvement plans by the Public Works Department, a Public Works permit shall be issued concurrently with a Building permit.

D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
2. **Soils Report.** Submit to the Building and Safety Division a soils report.

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
2. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
3. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner

Date

Contractor

Date

License No.

Architect _____ Date _____ License No. _____

Engineer _____ Date _____ License No. _____

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day.....	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day.....	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day.....	Friday following Thanksgiving Day
Christmas Day.....	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:

- a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
- b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
- 4. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
- 5. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, in accordance with the Building and Safety Division Erosion Control Policy.
- 6. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
- 7. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- 8. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City

Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
- H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.

3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

**Jose Luis Esparza, AIA
Architect**

To: City of Santa Barbara Planning Division,
City of Santa Barbara

Re: Coastal Development Permit for 412 Old Coast Hwy., Santa Barbara, CA

Accessor's Parcel Number: 017-343-002

Owner: Mr. Mario Abonce

Date: April 26, 2005

RECEIVED

APR 26 2005

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Planning Staff,

On behalf of the owner, I am requesting the Planning Commission review the project for a Coastal Development Permit for the following project: Demolition of the existing 1-car garage, 252 s.f. Construct a new 3-bedroom residence, 1,119 s.f. with a 2-car garage, 441 s.f., 1-car garage, 238 s.f., one open parking space, and a deck, 50 s.f. The existing 3-bedroom residence, 1,413 s.f., to remain. Access to the parking will be off of Salinas Street where the 1-car garage will be removed. Proposed 42" redwood fence at the Salinas frontage and back for 10' from front property line. The property is 50'-0"x130'-4", 6,413 s.f.

The project is appropriate to the site and neighborhood. The residential use is being maintained. The proposed project will add a second unit within the R-3/SD-3 Zone. Parking will be provided with three covered parking spaces in garage and 1-open parking space. The new residence will have a two car garage and the existing residence will have a 1-car garage and 1-open parking space. The existing residence now has only 1-covered parking space and does not meet current transportation standards. The site is sloping to the back of the property, towards Salinas Street, and drainage will continue to flow in the same direction. The front of the existing residence on Old Coast Hwy will not be altered maintaining the same appearance. We have two small balconies. One located towards Salinas Place on the driveway side and the other is located looking back at the rear of the existing residence. We feel the balconies will not interfere with the neighbors privacy while providing mountain view for the owner.

The proposed grading is as follows:

Under Building Footprint:

Fill:	0 c.y.
Cut:	0 c.y.
Export:	0 c.y.

Outside of Building Footprint:

Fill: 0 c.y.
Cut: 10 c.y.
Export: 10 c.y.

Grading Totals:

Fill: 0 c.y.
Cut: 10 c.y.
Export: 10 c.y.

The properties immediately adjacent and across the street from the project site are all residential. There is a market up half a block across the street on Salinas Street, Beto's Market. Most of the properties have multiple units and apartment building.

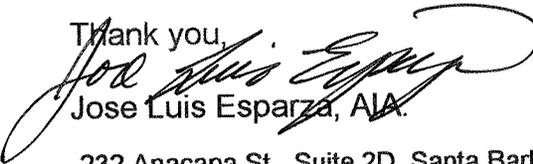
- The proposed project include exterior lighting typical to a residence such as is the existing residence. The lights will be located adjacent to the entrances and adjacent to the doors on the balconies. Lighting is also proposed adjacent to the garage doors.
- The project will not create smoke or odors.
- The project will not create new noise sources.
- The project will not involve use or disposal of hazardous materials.
- A soils report is being prepared and will be available in a month or so.
- No resource of constraint studies have been done on this property.
- There are no known easements or recreation trails on this property.

Construction is estimated to take 4 to 6-months.

- Demolition of the existing structure is estimated to take 2-days.
- Grading is estimated to take 1-weeks.
- Construction of new residence is estimated to take 4 to 6 months.
- Demolition will probably require 4-men equipped with a back-hoe jack hammer trash bin, saws-all, hammers, shovels and wheel barrels. Grading will require about 6-men equipped with bull-dozer, sheepsfoot, dump trucks and heavy rollers. Construction will require from 6 to 10 men.
- The equipment and staging areas that will be used are the driveway area at the end of the driveway, the back yard and the dumpster and lumber drop off area will be the proposed driveway.
- A port-a-potty will be maintained on the property for the duration of the construction.

Please call if you have any questions, (805) 570-7056.

Thank you,


Jose Luis Esparza, AIA.

232 Anacapa St., Suite 2D, Santa Barbara CA 93101, Phone 805 883-1600 FAX 805 883-1601
Members: American Institute of Architects

412 Old Coast Highway Architectural Board of Review Conceptual Review Minutes

November 29, 2004

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board is concerned with the organization of the site parking with the visibility of the automobiles toward Salinas Street. 2) The Board is concerned with the angled wall at the corner at bedroom No. two. 3) The Board finds that the chamfered wall corner is awkward and needs to be redesigned. 4) Restudy organization of the stairwell and entry porch to Salinas St. 5) Provide photo documentation of the neighbor to the east to ensure there is no privacy impact. 6) Drop the roof pitch to a more traditional 4:12 roof pitch. 7) Restudy the foam apron plant at windows and provide more traditional windows.

Action:Larson/Bartlett, 7/0/0.

January 24, 2005

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

1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as it is buffered from Salinas Street by another property. There are other neighboring two story complexes which make the structure compatible with the neighborhood. 2) The Board finds the two-story top heavy and aggressive and should be restudied to reduce the cantilever and integrate better into the first floor architecture. 3) The applicant is to return with a site plan which includes a pedestrian connection from Salinas Street to the new structure. 4) Study the roof design to create a hip roof to help reduce the scale of the building. 5) Include cover treatments over the French door on the south elevation.

Action:Bartlett/Christoff, 7/0/0.

February 14, 2005

Motion:Continued indefinitely to the Planning Commission with the following comments: 1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as it is buffered due to other neighboring structures. 2) The Board appreciates the pedestrian friendly hardscaping. 3) The gable roof on the north side elevation will be a hip roof.

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

