



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 2, 2006
AGENDA DATE: November 9, 2006
PROJECT ADDRESS: 1130 N. Milpas Street (MST2005-00376)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

The proposed project is a request for a Conditional Use Permit to allow the temporary placement of two 160 square foot, 8'-6" high storage containers and the installation of six staff parking spaces on property owned by the Santa Barbara Bowl Foundation. The storage containers would be placed on the existing concrete slab where the greenhouses were previously located. Both the storage containers and parking spaces would be screened by new and existing hedges. The parking spaces would also be screened by a new gate with green woven slats. No public access to the project site or outdoor storage would be allowed.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Modification to allow encroachments into the required setbacks (SBMC§28.21.085 and 28.15.085); and
2. Conditional Use Permit to allow a public or quasi-public facility (SBMC§28.94.030).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. 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.

DATE APPLICATION ACCEPTED: October 6, 2006

DATE ACTION REQUIRED: January 4, 2007



Vicinity Map for 1130 N. Milpas Street

IV. SITE INFORMATION

SITE INFORMATION

Applicant: Lori A. Kari, Architect	Property Owner: Santa Barbara Bowl Foundation
APN: 029-201-004	Lot Area: 29,644 square feet (0. 68 acres)
General Plan: Residential, three units/acre	Zoning: E-1/R-3, One-Family Residence and Limited Multiple-Family Residence
Existing Use: none	Topography: Relatively flat near street
Adjacent Land Uses:	
North –Santa Barbara Bowl	East – Santa Barbara Bowl
South –Residential	West –Residential

V. DISCUSSION

The Santa Barbara Bowl, located adjacent to the project site, is situated on land owned by the County of Santa Barbara and leased to the Santa Barbara Bowl Foundation. Land owned by the County is not within the permit jurisdiction of the City, although the City does conduct courtesy reviews of projects proposed for the site. The Santa Barbara Bowl Foundation purchased the project site, which is within City permit jurisdiction, in 2005 with the intention of constructing a new box office and grand pedestrian walkway to the Santa Barbara Bowl amphitheater. The design is in the preliminary stages and plans have not yet been submitted to the City for review. The proposal for the storage containers and staff parking spaces is described by the applicant as Phase I, with the box office and pedestrian walkway described as Phase II. The attached applicant letters further describe the future plans for the site and include

an estimated timeline for the proposed development of the parcel.

The applicant states that, because the Santa Barbara Bowl Foundation is a non-profit corporation, some minimal usage of the property is required for tax purposes; therefore, they are proposing to use the site for storage and parking. A Conditional Use Permit is required to allow a quasi-public or public facility in any zone and the Santa Barbara County Bowl is considered a quasi-public use. Major revisions are to be undertaken soon on the adjacent Santa Barbara Bowl site and the items normally stored in the basement of the stage pavilion would be stored on the project site. The applicant states that the staff parking spaces would be used approximately 30 times per year during show times only.

A. ZONING ORDINANCE CONSISTENCY

Conditional Use Permit: As stated above, the application includes a request for a Conditional Use Permit to allow two temporary storage containers and six staff parking spaces for use by the Santa Barbara County Bowl, a quasi-public facility. The applicant has agreed to not allow any public use of the site and to not allow any outdoor storage. The Planning Commission may impose other conditions and restrictions on the use such as limiting the number of years that the storage containers may be allowed to stay on the site.

Setback Modification: The project site is split zoned R-3/E-1, with the R-3 portion located closest to Milpas Street and the E-1 portion located on the rear two-thirds of the parcel. For non-residential uses in residential zoning districts, the setback requirements are doubled and, due to the shape of the site and its location on the corner of Milpas Street and Lowena Drive, the majority of the site is subject to a double front yard setback. Lowena Road is a public street that bisects the subject property and the Santa Barbara County Bowl.

For the R-3 zoned portion, the double front yard setback is 20 feet; therefore, one of the proposed storage containers would encroach one foot into the front yard setback along Lowena Road. Staff suggested moving the storage container out of the setback; however, the applicant would prefer to maintain the proposed location in order to keep some space for walking between the containers. For the E-1 zone district, the double front yard setback is 60 feet, which significantly limits the area of development for the site. The entire proposed staff parking area is located within the front yard setback.

Staff is in support of the encroachments into the front yard for this use because it is temporary and because the project has frontage on Lowena Road, which along this section does not function as a typical public street. In addition, there may be an interest on the part of the City to relinquish this portion of the street at some point in the future, which would result in a change from a front yard to an interior yard setback.

B. DESIGN REVIEW

The Architectural board of Review reviewed the project on two occasions (see Exhibit D – Minutes). The Board stated that the proposed project was acceptable and well thought out and

gave some suggestions regarding the proposed landscaping. Final approval was granted for the landscaping and fencing only and the installation has already occurred. The Board noted that the storage containers are to be painted the same color as the onsite retaining walls.

C. ENVIRONMENTAL REVIEW

Historic Resources: An Historic Resources/Sites Report was prepared as part of a previous project that entailed the demolition of the onsite structures, including the residence, lath house and greenhouses. The report included mitigations including a requirement for Large Format Photographic Documentation prior to demolition and the protection of the existing vegetation. The requirement for a Structure of Merit designation of the sandstone retaining walls and the commemorative display about the prior owner, Rudolf Ziesenhenné, would be a requirement of the Phase II project and not part of this proposal for the temporary storage containers.

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

D. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The subject site is located in the Lower Riviera neighborhood and has a General Plan designation of Residential, three units per acre. The Lower Riviera consists primarily of single-family residences as well as significant areas of more intensive duplex and multi-family development. The General Plan discusses only those quasi-public uses that represent a significant land use and the Santa Barbara County Bowl is a significant land use in the neighborhood. Other quasi-public facilities in the City include private institutions of learning, churches, theaters, museums, art galleries, and private recreational facilities which can and often do exist in appropriate locations in all sections of an urban area. In terms of land use, most of the quasi-public facilities are unique in that they are non residential functions which, when properly located in a residential area, have the same relationship to the residential uses as a public school. The General Plan also states that the development and performance standards must be held at a high level.

In this case, for Phase I, the proposal is for limited storage and for the parking of six staff vehicles. Screening is proposed for both and because they are relatively passive uses, would not create an adverse impact on the neighborhood.

VI. FINDINGS

The Planning Commission finds the following:

A. SETBACK MODIFICATIONS (SBMC §28.21.085 AND 28.15.085)

The setback modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on a lot.

B. CONDITIONAL USE PERMIT (SBMC §28.94.030)

1. The use is deemed essential or desirable to the public convenience or welfare

- and is in harmony with the various elements or objectives of the Comprehensive General Plan;
2. The uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved;
 3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided;
 4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time;
 5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title; and
 6. The proposal is in compliance with any additional specific requirements for a conditional use permit. The Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions.

Exhibits:

- A. Conditions of Approval
- B. Site plan
- C. Applicant letters dated October 20, 2006 and May 30, 2005
- D. ABR Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

1130 N. MILPAS STREET
MODIFICATIONS, CONDITIONAL USE PERMIT
NOVEMBER 9, 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 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. **Outdoor Storage Prohibition.** No outdoor storage shall be allowed on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (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. **Approved Development.** The development of the Real Property approved by the Planning Commission on November 9, 2006 is limited to two 160 square foot, 8'-6" high storage containers and six staff parking spaces for use by the Santa Barbara County Bowl and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
- B. **Public Works Submittal Prior to Permits.** 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 permits 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.
- C. **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 (ABR).
2. **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.

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

*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. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
5. **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, contractor(s) 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.
6. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed in a timely manner may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.

E. **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 caused by construction for 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.

F. **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 APPROVAL TIME LIMITS:

The Planning Commission's action approving the Conditional Use Permit and Modifications shall terminate two (2) year from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. A Building permit for the use authorized by the approval is issued within twenty-four (24) months of granting the approval. An extension may be granted by the Community Development Director, if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

KARI
ARCHITECT

RECEIVED

OCT 20 2006

CITY OF SANTA BARBARA/
PLANNING DIVISION

20 October 2006

Planning Commission
City of Santa Barbara
630 Garden Street Santa Barbara CA 93101

Ref. **MST-2005-00376**
Santa Barbara Bowl Foundation Property
1130 N. Milpas Street
Santa Barbara CA 93103
APN. 029.201.004 Zone R-3/E-1

On behalf of our client, the Santa Barbara Bowl Foundation [SBBF], we are submitting our final drawing and document package for the Planning Commission hearing review for a Conditional Use Permit.

Per requests from the agencies involved in the DART review, we have completed and/or have addressed the following per planning letter dated 10.06.2006:

III. REQUIRED ADDITIONAL INFORMATION

A. Planning

This letter will address the timeframe for Phase 1 and Phase 2 of this property.

B. Transportation

Parking area will be a.c. paving with striping per city standards.

C. Engineering

Grate drain into landscape [bioswale] is proposed per discussion with David Shoemaker

Planning Commission

The following is a response to Kathleen Kennedy's request to provide additional information regarding the intended Phases for the subject property.

In 2005, the SBBF purchased the property with the intention of constructing a new box office and grand pedestrian walkway to the Bowl amphitheater. This would take the pedestrian access off of Lowena Road and on to a safer, more aesthetically pleasing access route. Due to the proximity of the property to the Bowl parking lot, SBBF believes that this is the best use for the parcel.

Phase 1

The property is now fenced and there is a landscape buffer with hedges and other planting. Because the SBBF is a non-profit corporation, there are requirements to have some minimal usage of the property to satisfy county property tax requirements. We have proposed placing two storage containers on the site (out of public view), and using a small area for staff parking approximately 30 times a year at show times only. These are the only uses proposed during Phase 1. The storage containers are critical in this phase to house items normally stored in the basement of the stage pavilion, which is slated to begin a major renovation on November 01, 2006 [approx. two year project].

Phase 2

With regard to the permanent use of the property, the grand pedestrian walkway and the new box office, the design plans are very preliminary at this time. Formal planning work will start in January 2007. The timeline below outlines the 3 to 5 year plan.

LORI A KARI
ARCHITECT AIA

tel 805 965 0560 * fax 805 965 7361
santa barbara ca 93101 1820

EXHIBIT C

Phase 1 & 2 Timeline

- 2005-2007 Purchase Property.
Complete CUP process for Phase 1 temporary use of the property.
Initiate conceptual planning for Phase 2.
- 2007-2010 Develop design for Phase 2.
Revise and update the Bowl Master Plan to include this project.
Prepare construction documents and secure building permits.
Construction of new walkway and box office.

Over the past decade, the SBBF has been successfully improving the Bowl facility, and is currently in the process of a Capital Campaign fundraising program for additional improvements to the Bowl. The facility improvements are dependent upon successful fundraising, and the SBBF feels confident that this project will be completed in the timely manner as outlined above.

Respectfully submitted,



Lori A. Kari
Architect AIA

cc. Eric Lassen, Agent for SBBF
Sam Scranton, E.D. Operations SBBF
Paul Dore, President SBBF



SANTA BARBARA BOWL FOUNDATION

Jan Hubbell
Senior Planner
Planning Department
630 Garden Street
City of Santa Barbara
Santa Barbara, CA 93101

Re: Bowl Foundation's recent purchase of adjacent property at 1130 N. Milpas,
Formerly owned by Rudy Zeisenhenne.

Date: May 30, 2005

RECEIVED

JUN 09 2006

Dear Jan,

CITY OF SANTA BARBARA
PLANNING DIVISION

The Santa Barbara Bowl Foundation (SBBF) has recently purchased the property at 1130 N. Milpas Street, the former Begonia Nursery owned and operated by Rudy Zeisenhenne for many years. An incredible opportunity has arisen with the purchase of this property, which is adjacent to the current Bowl parking lot. The Foundation feels that this property can provide a safer, more aesthetically pleasing expansion. Housing on the property would be incompatible with the functions of the Bowl Facility.

The actual Bowl property is owned by the County of Santa Barbara and leased back to the Santa Barbara Bowl Foundation. Our master plan and improvements are reviewed by the County BAR and Planning Commission. The City ABR also reviews our projects. As this property is in the City of Santa Barbara, we would like to initiate our first interaction with your department and others that are pertinent in reviewing our proposal. This letter represents our introduction to our two-phase proposal. We are aware that we will need to apply for a Conditional Use Permit for changing the proposed use of the parcel (currently E-1 & R-3).

The Bowl Foundation wishes to embark on a two phase planning and development process for the property. Phase 2, which is our long-term plan, will utilize the property along with our adjacent parking area to improve pedestrian access to the Bowl. We envision our box office being relocated to the property, as well as the construction of a grand pedestrian walkway. We plan to incorporate some features of the former Begonia Nursery in the final design of the project. We do not have an actual design as yet, and we don't expect to start any actual construction work on that project for at least 5 years.

At the present time, we would like to initiate Phase 1, which is essentially a holding process until Phase 2 begins. In Phase 1, we wish to demolish the existing buildings (small residence and growing buildings) on the site, and clean up the entire site leaving all major vegetation and selectively removing small vegetation. The majority of existing stone walls and stone steps would remain, and existing concrete retaining walls would remain. A temporary chain link fence would be placed on the north property line. Trees that are in poor condition, as judged by our arborist and approved by the City Arborist, would be removed. No excavation or grading would take place, and no new permanent structures would be built. Existing utility connections would be maintained.

Our plan is to have limited use of the property until we get to Phase 2, but in the meantime we want it to be safe and aesthetically pleasing. In the location of the existing house and adjacent level area, we would like to establish a small area surfaced with gravel fill that could be used for temporary holding of storage items and some vehicles as a staging area related to Bowl events. There would be no public access to this area. We also would like to locate portable storage containers on the level areas where the glass greenhouses currently exist. We would propose to appropriately screen them from the public view. At the location of the wood lath house, we would propose to have the area cleaned up and left as open area.

We would like to start the city planning review of Phase 1, and we look forward to working positively with City Staff. We have a historic evaluation of the site which was prepared by Fermina Murray, and a copy of that report is ~~attached~~. Please let me know if you have any questions or require additional information. *Pending*

Sincerely,



Lori Kari, AIA
Facility Committee

CC: Jake Jacobus
Fermina Murray
Sam Scranton
Rick Boller
Eric Lassen

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1130 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-004
Application Number: MST2005-00376
Owner: Santa Barbara Bowl Foundation
Agent: Fermina Murray
Architect: Lori Kari

(Proposed Change of Use. The project requires Planning Commission approval of a Conditional Use Permit. Proposed future uses(Phase 1) include temporary storage and staging for Santa Barbara Bowl functions. Phase 2 may include relocation of the box office and construction of a grand pedestrian walkway. The existing house, two greenhouses, and one lath house have been demolished. The stone walls and stone steps will remain. This project includes placement of two portable 160 square foot metal storage containers, gravel-surface parking for 5 cars, installation of a fence and landscape screening. The project is located on a 29,644 square foot lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW.)

(6:32)

Lori Kori, Architect; Eric Lasen, Architect/Agent for Santa Barbara Bowl Foundation; and Sam Scranton, General Manager for Santa Barbara Bowl Foundation, present.

Public comment opened at 6:35 p.m.

Pricilla Northam, an agent for Sunset Management Services and a representative for the owners of the adjacent properties, expressed concern regarding the site's drainage and water run-off situation when considering the Change of Use for the proposed project.

Vice-Chair LeCron stated that the items of concern mentioned by Ms. Northam are actually a concern for the Planning Commission, suggested that she address her concerns before that Commission, and reassured her that her comments before the Board will be entered into the public record of this meeting.

Public comment closed at 6:37 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The proposed project is acceptable and well thought out. 2) Applicant shall reduce the spacing between the proposed screen shrubs to 5 feet or less, in front of the vehicle gate for screening purposes, and add shrubs to thoroughly screen the proposed parking.
3) Applicant shall add a minimum of two small scale, non-native, fast growing screen trees in front of the storage container planting area. 4) It is understood that the storage containers shall be painted the same color as the retaining walls.

Action: Wienke/Mosel, 7/0/0, (Chair Bartlett stepped down).

FINAL REVIEW**J. 620 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-180-037
Application Number: MST2006-00272
Owner: SB Core Associates, LP
Applicant: Tectonica Design
Architect: Wolcott Architecture

(This is a revised proposal. The proposal includes exterior changes to existing apartment building including new exterior paint and light fixtures, new guard rail to existing balconies and staircase (facing street), new roof and 8,010 square feet of new balconies on the second -story facing the interior of the property, new floor finish to the existing balconies. Also, included are new doors and windows to access the proposed balcony.)

(Final Approval is requested.)

Continued Indefinitely to the Full Board with the following comments: Indefinite continuance and referred to the Full Board with the comments that the applicant is to provide a site plan that shows the new privacy patio walls, provide a landscape plan showing all changes to the existing landscape plan caused by the new patios and privacy walls, a complete roof plan depicting all proposed skylights, all elevations for all buildings showing all the proposed work including elevations for the buildings where no new work is proposed, show all egress windows, specify sizes of posts and columns for the new balconies, re-study the balcony railing to lessen the number of posts and provide all window and door details.

CONTINUED ITEM**K. 1130 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-004
Application Number: MST2005-00376
Owner: Santa Barbara Bowl Foundation
Agent: Fermina Murray
Architect: Lori Kari

(Proposed change of use. The project requires Planning Commission approval of a Conditional Use Permit. Proposed future uses (Phase 1) include temporary storage and staging for Santa Barbara Bowl functions. Phase 2 may include relocation of the box office and construction of a grand pedestrian walkway. The existing house, two greenhouses, and one lath house have been demolished. The stone walls and stone steps will remain. This project includes placement of two portable 160 square foot metal storage containers, gravel-surface parking for 5 cars, installation of a fence and landscape screening. The project is located on a 29,644 square foot lot in the Hillside Design District.)

(Final Approval of the Landscape Plan and proposed fencing is requested.)**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT.)**

Final Approval as noted for landscaping and fencing only.