



# City of Santa Barbara

## California

### STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 23, 2006  
**AGENDA DATE:** August 30, 2006  
**PROJECT ADDRESS:** 101 and 115 W. Canon Perdido Street (MST2005-00554)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Kathleen Kennedy, Associate Planner *KAK*

#### I. PROJECT DESCRIPTION

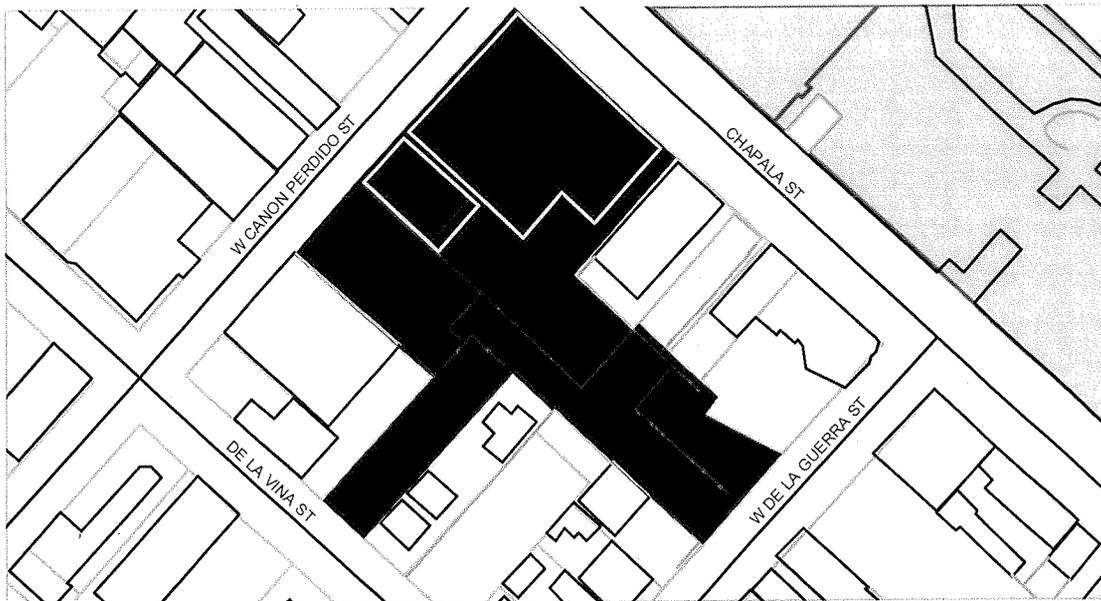
The project consists of a proposal for a voluntary lot merger of ten legal lots and a subsequent lot line adjustment between the two resulting lots. Proposed improvements include the reconfiguration of the parking areas and the installation of additional landscaping, new chain link fencing, bicycle racks and light poles. The existing exit stair at the rear of the Verizon central office building would be relocated slightly to the east and the exit stair at the rear of the Annex building is proposed to be reconfigured and enclosed.

#### II. REQUIRED APPLICATION

The discretionary application required for this project is a Lot Line Adjustment between two existing lots (SBMC§27.40).

#### 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 Staff Hearing Officer approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 101 and 115 W. Canon Perdido Street

**APPLICATION DEEMED COMPLETE:** July 28, 2006  
**DATE ACTION REQUIRED:** October 16, 2006

**IV. SITE INFORMATION**

Applicant: Michael Morgan, Blu Croix, Ltd	Property Owner: Verizon California Inc.
Parcel Numbers: APN 037-042-008, -009, -018, -019, -022, & -023	Total Lot Area: 95,622 square feet
General Plan: General Commerce	Zoning: C-2, Commercial
Existing Use: 2 Commercial Buildings	Proposed Use: 2 Commercial Buildings
Topography: Flat	
Adjacent Land Uses:	
North - Commercial	East - Commercial
South - Commercial	West - Commercial

**V. DISCUSSION**

**A. PROJECT DESCRIPTION**

The project consists of a proposal for a voluntary lot merger of ten legal lots (six assessor's parcels), consisting of approximately 2.2 acres, into two lots and a subsequent lot line adjustment between the two resulting lots. Four existing parcels (APN 037-042-008, -009, -

018 and -023) would be merged into one lot and two existing parcels (APN 037-042-019 and -022) would be merged into another lot. After the voluntary lot merger, a lot line adjustment between the two lots would result in proposed Parcel 1 having a lot area of 76,695 square feet and proposed Parcel 2 having a lot area of 18,925 square feet.

The existing Verizon central office building (101 W. Canon Perdido Street) would be located on proposed Parcel 1. Proposed improvements for Parcel 1 include the reconfiguration of the parking lot to accommodate one additional handicapped space and additional landscaping. The existing exit stair along the rear (west) elevation of the building would be relocated slightly to the east and new bicycle racks would be added to the site.

The existing Annex building (115 W. Canon Perdido Street) would be located on proposed Parcel 2. Proposed improvements for Parcel 2 include a new exit stair enclosure along the rear (south) elevation of the building, reconfiguration of the parking lot to accommodate new bicycle racks, additional landscaping and new light poles.

#### **B. ZONING ORDINANCE CONSISTENCY**

There are currently 131 parking spaces on the project site. The requirement for proposed Parcel 1 would be 102 parking spaces and the requirement for proposed Parcel 2 would be 17 parking spaces, for a total of 119 parking spaces. Parcel 1 would have the required 102 parking spaces and Parcel 2 would have 24 parking spaces, seven more than the requirement, for a total of 126 spaces. Although five parking spaces are to be eliminated with this proposal, more parking spaces than are required by the Zoning Ordinance are proposed. No new square footage is proposed as part of the project; therefore no additional spaces would be required.

The applicant has stated that the intent of the lot merger and lot line adjustment is to facilitate the disposal of surplus property owned by Verizon California, Inc. The reconfiguration of the lots and the proposed improvements would result in each of the new parcels being in conformance with the City Zoning Ordinance requirements.

#### **C. COMPLIANCE WITH THE GENERAL PLAN**

*Land Use Element:* The project site has a General Plan land use designation of General Commerce and the existing commercial and office uses are consistent with the uses allowed in the commercial zone.

#### **D. DESIGN REVIEW**

The Verizon central office building (101 W. Canon Perdido), located in El Pueblo Viejo, is subject to review by the Historic Landmarks Commission (HLC), whereas 115 W. Canon Perdido is subject to review by the Architectural Board of Review (ABR). The project was reviewed by the HLC on one occasion and by the ABR on two occasions. Due to the minor nature of the change to the Verizon central office building, the HLC deferred any further review of the project to the ABR. The plans have been revised, as outlined in the attached letter from the applicant, to address the comments from the ABR and HLC.

**E. ENVIRONMENTAL REVIEW**

*Environmental Review:* Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (lot line adjustments).

**VI. FINDINGS**

**LOT LINE ADJUSTMENT (SBMC§27.40.040)**

The lot line adjustment is consistent with the General Plan and the Zoning and Building Ordinances of the City of Santa Barbara.

Exhibits:

- A. Conditions of Approval
- B. Lot Line Adjustment
- C. Applicant Letter dated July 31, 2006
- D. ABR and HLC Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

101 AND 115 W. CANON PERDIDO STREET  
LOT LINE ADJUSTMENT  
AUGUST 30, 2006

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants 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(s) Prior to Permits.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property, shall be executed by the Owner in a written instrument which shall be reviewed and approved as to form and content by the City Attorney, and recorded by the City. Said agreement(s) shall be recorded in the Office of the County Recorder:
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 watercourses, 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 which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
  2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
  3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the ABR or HLC. 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 Staff Hearing Officer on August 30, 2006 is limited to a Lot Line Adjustment of two lots and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
  5. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the approved Operations and Maintenance Procedure Plan.
- B. **Design Review.** The following are subject to the review and approval of the Architectural Board of Review or Historic Landmarks Commission prior to the issuance of a building permit or public works permit (as applicable):
1. **Trash Enclosure Provision.** A trash enclosure area for trash and recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five

**EXHIBIT A**

(5) feet from any building unless protected with fire sprinklers, with final location approved by ABR.

C. **Public Works Submittal prior to Permits.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building permit or Public Works permit.

1. **Voluntary Merger Required.** The Real Property known as APN 037-042-008, -009, -018 and -023 shall be merged into one lot and APN 037-042-019 and -022 shall be merged into another lot, following the procedure in Santa Barbara Municipal Code Chapter 27.40.
2. **Declaration of Lot Line Adjustment.** The Owner shall submit an executed Declaration of Lot Line Adjustment to the Public Works Department, including the legal description of the subject properties prior to and following the lot line adjustment. A licensed surveyor shall prepare legal descriptions and said Declaration shall be recorded in the Office of the County Recorder.
3. **Agreement Assigning Water Extraction Rights.** This agreement is a requirement of all discretionary projects. It does not require execution by City Council. This agreement is prepared by staff and will be recorded in the County Recorder's Office. A Water Extraction Agreement handout is available on line at the City's website at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) under the "Business" tab or by request at the Public Works Permit Counter at (805) 564-5388. This handout provides information regarding the assignment of water extraction rights.
4. **Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on **Canon Perdido Street, De la Vina Street, and De la Guerra Street.** As determined by the Public Works Department, the improvements shall include remove and replace to City standards all uplifted/cracked sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, underground service utilities, curb drain outlet(s), crack seal/ overlay/ reconstruct or slurry seal a minimum of 20 feet beyond trenching along subject property frontage to the centerline of West Canon Perdido Street, preserve and/or reset existing survey monuments and/or contractor's stamps, pollution prevention interceptor device installed on private property, on-site biofilter/swale, drought-tolerant parkway landscaping, and provide adequate positive drainage from site. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
5. **Drainage Calculations or Hydrology Report.** Submit to the Land Development Engineer drainage calculations/hydrology report justifying that the existing on-site and proposed on-site drainage conveyance system adequately conveys a minimum of a 25-year storm event.

6. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Engineer.
  7. **Operations and Maintenance Procedure Plan.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved by the Water Resources Specialist.
  8. **Construction Best Management Practices.** Construction Best Management Practices Required. Construction activities shall address water quality through the use of best management practices (BMP's) as approved by the City Building Official.
- D. **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 and landscape elements as approved by the Architectural Board of Review or Historic Landmarks Commission.
  2. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. 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:

<hr/>		
Property Owner		Date
<hr/>		
Contractor	Date	License No.
<hr/>		
Architect	Date	License No.
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Engineer	Date	License No.

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

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of the container for collection of demolition/construction materials.
2. **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.
3. **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.

4. **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.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of a Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements along subject property frontage (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 are to be pruned under the direction of the City Arborist.
  2. **Complete Public Improvements.** Public improvements as shown on the building plans.
  3. **Check Valve / Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the private property side of consumer's service pursuant to Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0. The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
- G. **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.

STAFF HEARING OFFICER CONDITIONS OF APPROVAL  
101 AND 115 W. CANON PERDIDO STREET  
AUGUST 30, 2006  
PAGE 6 OF 6

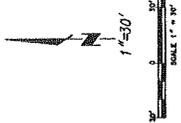
**NOTICE OF LOT LINE ADJUSTMENT TIME LIMITS:**

The Staff Hearing Officer's action approving the Lot Line Adjustment shall expire two (2) years from the date of approval. The applicant may request an extension of this time period in accordance with Santa Barbara Municipal Code.

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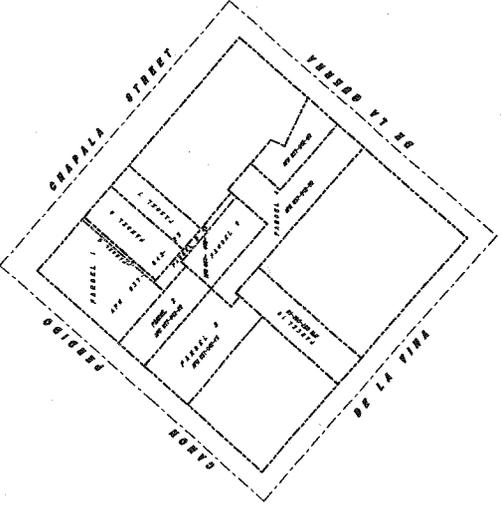
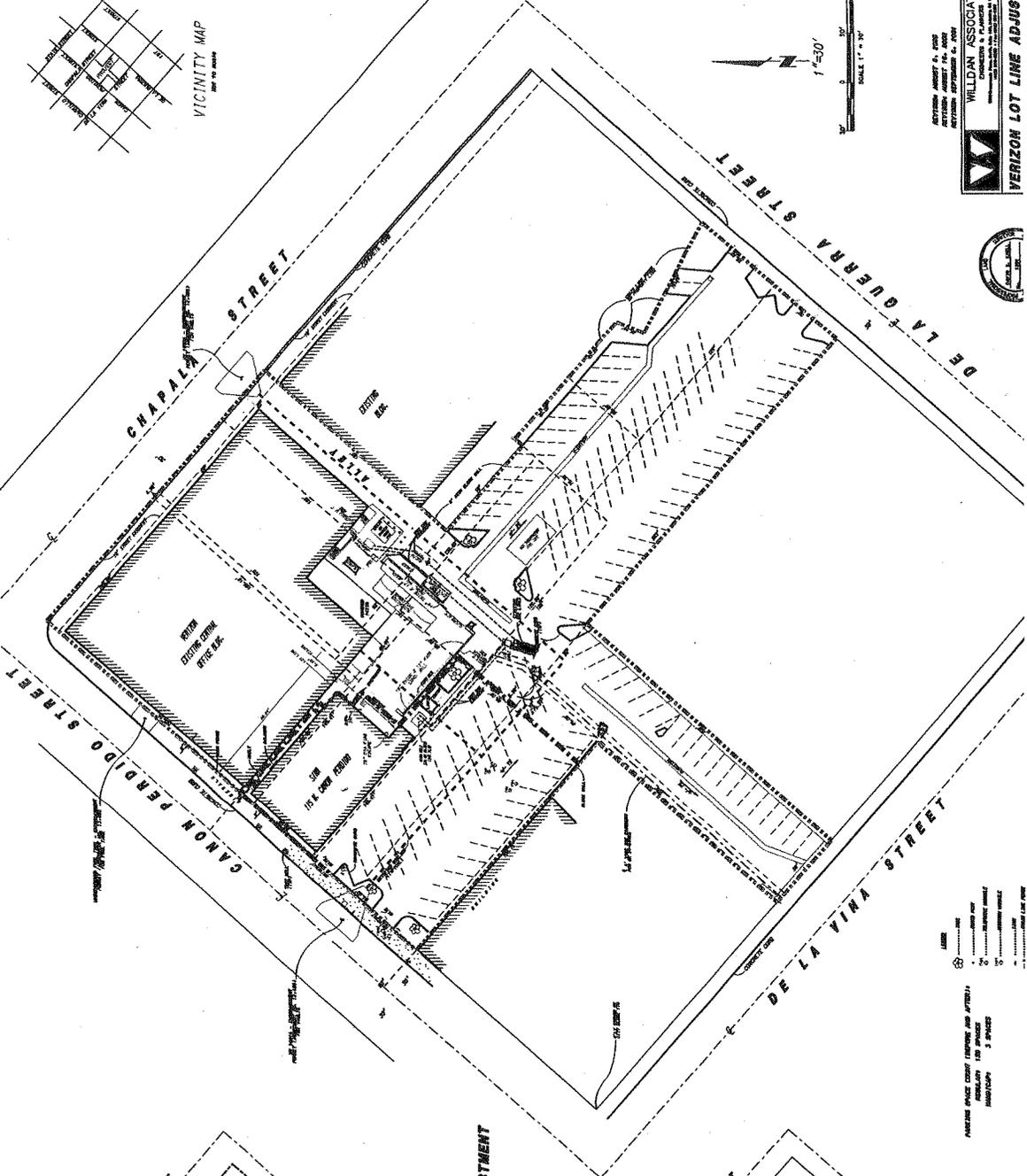
VICINITY MAP  
DATE: 10/1/2010



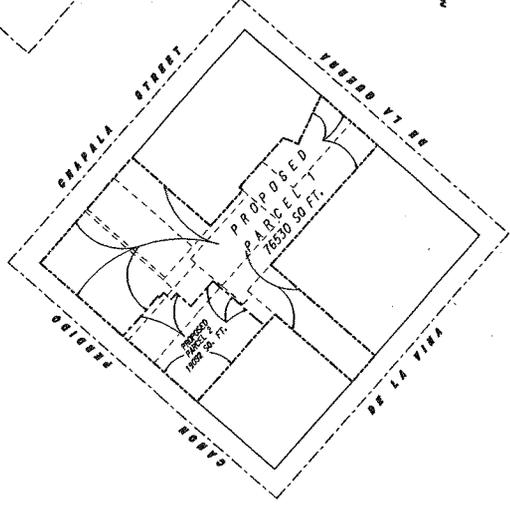
WILLDAN ASSOCIATES, INC.  
ENGINEERS & ARCHITECTS  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
MESA, AZ 85208  
TEL: 480-944-8800  
WWW.WILLDAN.COM



VERIZON LOT LINE ADJUST



**VERIZON OWNED PARCELS - PRIOR TO LOT LINE ADJUSTMENT**  
(PARCEL NUMBERS PER TITLE REPORT)  
SCALE: 1"=80'



31 July 2006

Staff Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RE: MST2005-00554 – Proposed Voluntary Lot Merger and Lot Line Adjustment  
at 101 and 115 W Canon Perdido Street (Verizon California Inc.)**

Dear Staff Hearing Officer:

Please accept this letter and its attached information on behalf of Verizon as it relates to the subject application. The following information provides a detailed explanation of the proposal and its history. Same is for your use in considering our project.

In the event you have any questions or desire additional information, please do not hesitate to contact me, directly, at 818.223.9874, or, via email at [MGMorgan1@earthlink.net](mailto:MGMorgan1@earthlink.net). Thank you for your time and consideration.

Sincerely,

*Michael G. Morgan*

Michael G. Morgan, Director  
Project Management

CC: K. Kennedy, Associate Planner

**Voluntary Lot Merger, Lot Line Adjustment Application  
ABR and HLC Design Review**

101 and 115 W Canon Perdido

Santa Barbara, CA 93101

August 2005

**Owner/Applicant:**

Verizon California Inc., a California Corporation, previously doing business as  
GTE California Incorporated (GTE).

Attn: Jim Tousignant

112 Lakeview Canyon Road

CA501CW

Thousand Oaks, CA 91362

805.372.6882 (tel)

**Applicant's Agent/Representative:**

Blu Croix Ltd., A Delaware Corporation

Attn: Michael G. Morgan, Director – Project Management

3961 Blackbird Way

Calabasas, CA 91302

818.223.9874 (tel)

**Property Information**

*Description:*

The subject property consists of +/- 2.20 acres of land area. Within the subject property, there are ten legal lots and six tax parcels (APN's: 037.042.008, 009, 018, 019, 022, and 023). Legal description is as provided on Exhibit "A" by Chicago Title Company. The subject property is zoned C-2 Commercial.

*Existing Land Use:*

Verizon has owned the subject property for +/- 80 years. It is improved with two existing buildings. The existing buildings are one (1) switching facility (Central Office or C.O.) and one (1) office building (the "Annex").

The C.O. building, located at 101 W Canon Perdido (refer to exhibits for exact location), is a three-story structure containing +/- 72,744 sq. ft. of floor space. It is essentially fully dedicated to switching equipment that forwards, receives, and routes voice, data and information traffic. It also provides enhanced services such as call forwarding, conference calling, caller ID, etc. The majority of the building is dedicated to telecommunication panels, racks, power systems (battery and backup), monitoring systems, cabling and other related equipment. There is some office space located in the building. No public or customer service functions are located at this building.

The Annex, located at 115 W Canon Perdido (refer to exhibits for exact location), is a two-story structure containing +/- 8,421 sq. ft. of floor space. Verizon currently leases the building and applicable parking to a private sector tenant (SIMA).

## Basis for the Application

### *Voluntary Lot Merger, Lot Line Adjustment*

As a regulated entity, Verizon is required to operate in an efficient and cost effective manner, thereby insuring that the ratepayer's interests are best served. Part of this process involves ensuring that Verizon is not carrying or retaining property that is not necessary for the purpose of rendering telecommunication services. Some vacant property is retained at certain sites, to accommodate future growth. However, at the subject location, after extensive study, it has been determined that there is surplus property not required for current operations, nor is it necessary to be retained for future expansion. Therefore, by completing the proposed Voluntary Lot Merger (VLM) and Lot Line Adjustment (LLA), Verizon will be able to dispose of surplus property, allowing it to operate more efficiently and cost effectively (by eliminating overhead and carrying costs).

The proposed VLM and LLA configuration was developed based on:

- Sustaining the efficient use of the existing buildings, independent of one another
- Creating the ability to dispose (sell) the underutilized portion of the property (the Annex building and parking, no longer used by Verizon)
- Conforming to applicable zoning, building, and fire codes

As such, the proposed Lot Line Adjustment layout (as illustrated in the submitted plans) will result with the following property layout:

- **“Parcel 1” – containing +/- 76,530 sq. ft. (+/- 1.76 acres) of land area.**  
Same will contain the Central Office building described above and the appropriate parking and circulation areas.
- **“Parcel 2” – containing +/- 19,092 sq. ft. (+/- 0.44 acres) of land area.**  
Same will contain the Annex building described above and the appropriate parking and circulation areas.

The proposed lot configuration conforms to the applicable guidelines contained in the C-2 Commercial Zoning Ordinance. The proposed parking area layouts were created per the required parking and circulation guidelines indicated in the Municipal Code (please see submitted sheet A-1.1).

### *Design Review*

#### 101 W Canon Perdido – Historic Landmark Commission

In order to conform to current zoning, building, and fire codes, the proposed VLM and LLA application requires minor physical modifications to the proposed Parcel 1, which will contain the Central Office facility, a Historic Landmark in the City of Santa Barbara. As illustrated on the submitted Sheet A-1.1, said physical modifications include:

1. Reconfiguration of some parking stalls, and the relocation of accessible parking stalls
2. Installation of landscaped planters in and around the parking area
3. Installation of bicycle racks

4. Reconfiguration of the existing external exit staircase, located on the Western building elevation
5. Installation of a pollution prevention device in the existing catch basin

*Historic Landmark Commission ("HLC") Hearing – August 31, 2005*

This proposal was reviewed by the HLC for the foregoing improvements affecting the 101 W Canon Perdido property. As the HLC has reviewed this property before, for a project almost wholly contained on the 101 property, this application was deferred to the Architectural Board of Review for review, conditions, and approval. The HLC does not have any further obligation to this project.

115 W Canon Perdido – Architectural Board of Review

Similarly to the modifications associated with proposed Parcel 1, proposed Parcel 2 requires minor physical modifications to conform to current codes. As illustrated on the submitted Sheet A-1.2, said modifications include:

1. A staircase enclosure, to reconfigure and enclose the existing exit stairway at the rear (South) of the Annex building (same will match the existing paint and finish of the Annex building)
2. Reconfiguration of the adjacent parking area to allow physical separation and independence from proposed Parcel 1
3. Installation of landscaped planters in and around the parking area
4. Installation of bicycle racks

As a result of the foregoing improvements, the building size and parking count at the subject site has changed. Same are as follows:

First Floor Area	4,348.10 S.F.
Second Floor Area	4,017.39 S.F.
<u>Total Gross Area</u>	<u>8,365.49 S.F.</u>
Staircase Enclosure Area (not habitable)	170.73 S.F.
<u>Total Net Area</u>	<u>8,536.22 S.F.</u>

Parking:

Parking Required (1/500 S.F.)	17
Parking Provided	24 (1 handicap accessible)

*Architectural Board of Review ("ABR") Hearing – June 5, 2006*

The ABR reviewed this project several times since its submittal in August 2005. The focus of the board's review are the improvements proposed for the 115 W Canon Perdido site. Throughout the course of the ABR review, there have been recommendations of plans revisions and continuations of the review. On June 5, 2006, upon satisfaction of the latest plans revisions (with some minor conditions, below), the ABR continued this proposal to the Planning

Commission (Staff Hearing Officer, in this case), to return for final review/approval upon the Staff Hearing Officer decision.

At the June 5 hearing, the ABR made several minor revision suggestions as part of their motion to continue the review of this project. Those conditions and resulting actions by Verizon (*italic*) are as follows:

1. (3) There is still additional opportunity to reduce the hardscape in the parking lot area to increase the opportunities for landscaping.

*The striped area for the handicap accessible parking stall was reduced in order to add one parking stall, allowing the elimination of another (between stalls 9 and 10 – halfway through the parking area), replacing the stall as a landscape planter with a large tree.*

2. (4) The covered bicycle parking stall in the parking area should be moved more internal to the lot so that the landscaping can recapture the paved area closest to the street.

*After careful review of the parking lot and the views from adjacent streets, it was decided to adjust the bicycle rack and landscaping as described in Item #1, above.*

3. (5) The rear planter at the property line should be widened to the maximum extent feasible.

*The described planter is as wide as it can be so as to not restrict circulation.*

4. (6) Provide canopy trees in the rear planter aligning with the center of line of the parking lot drive aisles.

*As there is a curb and fence splitting the proposed rear planter, the installation of large trees is not feasible. However, the three large existing trees located at the rear of the proposed lot will remain.*

5. (7) The chain link fence at the rear property line shall be covered (i.e., screened) with landscape or vines.

*Distictis Buccinatoria ("Blood Red Trumpet Vine") has been added to the planter along the fence to satisfy this condition.*

### **Project History**

This VLM and LLA proposal was originally submitted to and reviewed by the City of Santa Barbara in 2002. In order to accommodate a proposed construction project at the subject site, so as to not interfere, the original VLM and LLA application (MST#2001-00625) was put on hold, and remained somewhat inactive for the past few years. Per the direction from the Planning Department at a recent meeting, the former application has been administratively withdrawn, to be replaced by this submittal.

The original application process was suspended shortly after the 30-day development application review. Verizon received several comments from the various city departments that reviewed the original application. Said comments have been addressed and incorporated into

this application. The attached Exhibit "B" contains elements of the December 10, 2002 Team Comment letter, and offers compliance with the requests contained in the letter.

### **Conclusion**

Verizon has extensively studied this site, and has worked diligently with the City of Santa Barbara in order to reconfigure the subject property to allow for a more efficient and effective operation of the site. Throughout the past year, this proposal has been satisfactorily reviewed by and revised for City staff members of the Planning, Building, Transportation, and Engineering departments, as well as the Architectural Board of Review. Verizon is confident that the proposal before the Staff Hearing Officer is reasonable and complete.

Upon approval of this Voluntary Lot Merger and Lot Line Adjustment, the site will not only accommodate Verizon's operational needs, but it will also provide for a more tidy underlying lot configuration (six tax parcels and ten legal lots down to two parcels and two lots). These two factors will clearly be of benefit to both Verizon and to the City of Santa Barbara, as it seeks to promote continued growth in a sound, logical, and planned manner.

Respectfully Submitted,

Verizon California Inc.

**CONCEPT REVIEW - CONTINUED ITEM****5. 115 W CANON PERDIDO**

C-2 Zone

Assessor's Parcel Number: 037-042-022  
Application Number: MST2005-00554  
Owner: General Telephone Company/California  
Applicant: Michael Morgan  
Architect: JTC Architects  
Applicant: Jim Tousignant  
Business Name: Verizon California, Inc.

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots including the GTE Telephone Building at 101 W. Canon Perdido Street. Proposal includes stair enclosure addition and reconfiguration of existing exterior metal stairs, new chain link fencing, restriping existing parking lot and adding new planters in the parking lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT AND VOLUNTARY LOT MERGER)**

(6:42)

Michael Morgan, representative for Applicant, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:  
1) The Board finds the reduction in the addition for the stair enclosure to be an architectural improvement to the project. 2) The added banding at the stair structure helps to integrate it with the existing architecture. 3) There is still additional opportunity to reduce the hardscape in the parking lot area to increase the opportunities for landscaping. 4) The covered bicycle parking stall in the parking area should be moved more internal to the lot so that the landscaping can recapture the paved area closest to the street. 5) The rear planter at the property line should be widened to the maximum extent feasible. 6) Provide canopy trees in the rear planter aligning with the center line of the parking lot drive aisles. 7) The chain link fence at the rear property line shall be covered (i.e., screened) with landscape or vines. 8) Provide additional detailing regarding the parking lot lighting with cut sheets and materials, and a color and material board when the project returns. 9) The Board would recommend selecting lighting fixtures that emulate the style of the existing architecture.

Action: Wienke/Romano, 8/0/0.

**CONCEPT REVIEW - NEW ITEM****4. 115 W CANON PERDIDO**

C-2 Zone

Assessor's Parcel Number: 037-042-022  
Application Number: MST2005-00554  
Owner: General Telephone Company of California  
Applicant: Michael Morgan  
Architect: JTC Architects  
Applicant: Jim Tousignant

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots. Proposal includes stair enclosure addition and exterior stairs, new chain link fencing, re-stripping existing parking lot and adding new planters in the parking lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A LOT LINE ADJUSTMENT AND VOLUNTARY LOT MERGER.)**

**(4:33)**

Michael Morgan, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) The Board does not support any additional parking in addition to the required 18 spaces. 2) The Board sees opportunity to eliminate a significant amount of hardscape and prefers to see an increase in landscaped areas. 3) The Board understands the technical need for not having landscaping at the rear of the lot, yet sees opportunity to relocate all the required parking in that area to allow landscaping at the foreground of the existing two-story office building. 4) The Board finds that the proposed stair enclosure needs to be upgraded to the same level of detail and quality to match the existing building. Suggestions are: a) introduce some banding motifs; b) introduce windows or another form of fenestration; c) upgrade the exit door. 5) Given the lack of articulation on the existing west wall, the Board would like to see an upgrade in the design of the architecture or provide additional landscaping. 6) The Board is concerned with the introduction of a chain link fence, and would need to see an upgrade in the material of the fence, or screen the fence with landscape. 7) The applicant is to provide an updated landscape plan. 8) Study ways to introduce traditional parking light configuration and eliminate the prominent flood lights mounted on the top of the building.

Action: Wienke/Bartlett, 5/0/0.

NEW ITEM**D. 620 PASEO NUEVO**

C-2 Zone

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2005-00576  
 Owner: Redevelopment Agency/Santa Barbara  
 Applicant: Paseo Nuevo  
 Agent: Glen Morris  
 Business Name: Ann Taylor Loft (Formerly Structure)

(New awning and exterior paint color for new Ann Taylor Loft retail store in former Structure retail space.)

Final approval as submitted.

NEW ITEM**E. 101 & 115 W CANON PERDIDO**

C-2 Zone

Assessor's Parcel Number: 037-042-022  
 Application Number: MST2005-00554  
 Owner: General Telephone Company of California  
 Applicant: Michael Morgan  
 Architect: JTC Architects  
 Applicant: Jim Tousignant  
 Business Name: Verizon California, Inc

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots including the GTE Telephone Building at 101 W. Canon Perdido Street. Proposal includes stair enclosure addition and reconfiguration of existing exterior metal stairs, new chain link fencing, restriping existing parking lot and adding new planters in the parking lot. (Review of reconfiguration of the existing metal stairs on the west side of the 101 W. Canon Perdido Street building for conformance with the Uniform Building Code.)

Continued indefinitely to the Planning Commission with the following comments and conditions: 1) The proposal received positive comments. 2) The landscape plan shall return to Consent Calendar. 3) Return with more details on the reconfigured stair as well as a color board. 4) Return with additional photos showing reconfigured stair area.

REVIEW AFTER FINAL**F. 329 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-131-014  
 Application Number: MST2002-00597  
 Owner: John H. Ballantine  
 Architect: Burnell & Jewett Architects

(This is a Structure of Merit. Proposal for first, second, and basement level additions totaling 1,725 square feet to a 1,000 square foot single-family residence. A two-car carport is being proposed at the rear of the lot. A modification was granted to permit the carport to be located within the required six-foot interior and rear yard setbacks.

**(Review of as-built changes to driveway and adjacent retaining wall/fence.)**

Final approval of the Review After Final with the condition that the retaining wall shall be a natural gray color and the fence shall be a natural, weathered color.

**\*\* MEETING ADJOURNED AT 4:36 P.M. \*\***