

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) The landscape proposal is not acceptable as presented.
- 2) The Board would prefer a solution where in-ground landscaping is achieved.
- 3) Professional landscaping architect to suggest above-ground plantings.
- 4) Provide a specimen tree somewhere on-site.
- 5) Provide bumper stops for parking spaces.
- 6) Provide landscaping in the parkway on Nopal and Bond Streets.
- 7) Landscape plan to incorporate all existing walls on-site.
- 8) Provide screening (or separation) of the outdoor living space from the adjacent parking.
- 9) Study the configuration of the outdoor living space to make it more usable.

Action: Gross/Rivera, 6/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 803 N MILPAS ST

C-2 Zone

Assessor's Parcel Number: 031-042-028
 Application Number: MST2006-00510
 Owner: 803 N Milpas St., LLC
 Applicant: Jarrett Gorin
 Architect: DesignArc
 Engineer: Huitt Zollars, Inc.

(Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot in the C-2 Zone. The proposal includes a 1,138 square foot commercial condominium unit, five live-work units with commercial square footage, and three residential-only units, for a total of 8 residential units. The five live-work units include a range of 328 to 349 square feet of commercial area per unit. Square footages for the project include 2,856 square feet of commercial space, 13,745 square feet of residential space, 3,599 square feet of garage space, and 2,566 square feet of deck area. Total building footprint area is 9,545 square feet. 26 parking spaces are proposed, with 16 residential and 10 commercial spaces. Project requires Planning Commission Approval for a Tentative Subdivision Map and a parking Modification to provide 10 commercial parking spaces rather than the 11 required commercial spaces and for the two required residential guest parking spaces to be shared with the 10 commercial spaces.)

(Comments only; Project requires Environmental Assessment, Compatibility Criteria, and Planning Commission review for a Tentative Subdivision Map and a parking Modification.)

(4:36)

Present: Jarrett Gorin, CenterPoint; and Mark Shields, DesignArc.

Public comment opened at 4:46 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

- 1) Carry forward previous comments #1 through #6: 1) Overall, the Board is pleased with the site planning as designed. 2) The Board appreciates the elimination of existing curb cuts, possibly allowing additional on-street parking, bus stops and bulb outs. 3) The Board recognizes that the structure is located on land lower than the two neighboring parcels as an advantage for having a third story. 4) The Board appreciates the two foot reduction in the third story height, as it reduces the visual bulk as seen from Milpas and De La Guerra Streets. 5) The Board appreciates the extra amount of landscaping at the corner of De La Guerra and Milpas as part of the bulb out improvements, and requests that the parkway landscaping extend to the curb and accommodate the handicapped ramps. 6) Most Board members appreciate the Art Deco style of the buildings for this end of Milpas Street. Some Board members are appreciative of the Modern Deco style; however, at least one member still feels that the style is too contemporary.

ARCHITECTURE:

- 1) On the west elevation, show the outline of the existing building and address the upper parapet.
- 2) On the elevation of Building #1 facing De La Guerra Street, address the second and third story fenestration.

LANDSCAPING:

- 1) Provide an additional landscaping plan addressing the landscaping between the sidewalk and the front of the building, as there is a concern regarding the size and the quantity of the planters.
- 2) Provide additional information regarding street trees along Milpas Street.
- 3) Study centering the trees in the parkway along De La Vina and Milpas Streets.
- 4) Between Building #2 and the trash enclosure, the architect and landscape architect are to address the tree placement and landscaping to soften that vista from the entry drive.
- 5) A professional landscape architect is to study additional and further landscaping opportunities on the entire site where possible, with an emphasis on the proximity of the structure to the property line along Milpas Street.

Action: Zink/Rivera, 6/0/0. Motion carried. (Aurell/Blakeley/Manson-Hing absent).

~~IN-PROGRESS REVIEW~~

~~3. 416 E COTA ST~~

C-M Zone

~~Assessor's Parcel Number: 031-212-024
 Application Number: MST2008-00097
 Applicant: Housing Authority of Santa Barbara
 Owner: City of Santa Barbara
 Architect: Christine Pierron
 Architect: Mark Wienke~~

~~(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and one two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one, two, and three-story development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room are also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Staff Hearing Officer review for a requested parking Modification, Modifications to encroach into required setbacks, and a bonus density Modification.)~~