



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 27, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:10 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present (out at 7:00 p.m.)
 CHRISTOPHER MANSON-HING, Vice-Chair, Absent
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 PAUL ZINK, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
 MICHELLE BEDARD, Planning Technician, Present
 KATHLEEN GOO, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, August 23, 2007 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of July 30, 2007, with corrections.

Action: Zink/Mosel, 5/0/2. Motion carried. (Wienke and Blakely abstained, Manson-Hing absent.)

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 13, 2007, with corrections.

Action: Mosel/Sherry, 5/0/2. Motion carried. (Wienke abstained from Items 1, 5, and 7, Mosel abstained from Item 7, and Blakely abstained, Manson-Hing absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 20, 2007, instead of the agendaized Consent Calendar of August 13, 2007.

Action: Zink/Sherry, 7/0/0. Motion carried. (Manson-Hing absent.)

Motion: Ratify the Consent Calendar of August 20, 2007, with changes. The Consent Calendar was reviewed by Dawn Sherry.

Action: Zink/Mosel, 7/0/0. Motion carried. (Manson-Hing absent.)

Motion: Ratify the Consent Calendar of August 27, 2007. The Consent Calendar was reviewed by Dawn Sherry.

Action: Zink/Sherry, 6/0/1. Motion carried. (Wienke abstained from Item E, Manson-Hing absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Bedard announced that Boardmember Manson-Hing will be absent.

2. Ms. Bedard announced that the Light Blue Line presentation has been cancelled as the project has been withdrawn.

E. Subcommittee Reports.

1. Sign Committee: Boardmember Zink reported on an appeal of a denial regarding the Mesa Shopping Center, and the overall general height of the sign letters for Santa Barbara Bank & Trust.

F. Possible Ordinance Violations.

1. Boardmember Blakeley requested staff verify whether the removal of trees at the Mesa Shopping Center was done by permit.

2. Boardmember Aurell reported a graffiti violation at 730 N. Milpas St.

CONCEPT REVIEW - CONTINUED ITEM**1. 3230 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-030
Application Number: MST2006-00574
Owner: Thomas W. and Susan K. Thompson
Applicant: Karl Forrester

(Proposal for a new unmanned wireless communications facility on an existing commercial property. The proposal consists of a T-Mobile panel antenna installation, increasing the height of the faux chimney for the antennae enclosure, demolition of the existing storage area, and construction of an uncovered 8 foot high block wall equipment enclosure. Modifications would be required for encroachments of the project into the 20 foot setbacks along State Street and Calle Alamo.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVALS FOR ENCROACHMENT INTO THE FRONT YARD SETBACKS; APPROVAL FROM PUBLIC WORKS FOR ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY; AND FINDINGS OF NO VISUAL IMPACT.)

Time: 3:35

Present: Karl Forrester, Applicant; Susan K. Thompson, Property Owner.

Public comment opened at 3:44 p.m., and as no one wished to speak, public comment closed at 3:45 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and for return to Full Board, with the following comments:

- 1) The Board is concerned with the cupola as designed, and looks for renovation and redesign of the cupola to make it match architecturally more into the style of the existing building with the suggestion of not using a hip-roof.
- 2) The Board is looking for other architectural devices, such as stepping back of the chimney form as needed to be more architecturally pleasing and more integrated into the design of the original building.
- 3) The Board is concerned with the height of the tower as shown on the plans, and is looking for solutions to mitigate the overall height of the tower.
- 4) The Board also looks for design elements of the cupola tower roof utilizing trim and other elements to match the color trim of the existing building.
- 5) The Board suggests utilizing louvers or other types of elements which may animate the cupola tower when completed.
- 6) Applicant to show all the cupola tower plans and revise the site plan to show the accurate parking and driveway layout.
- 7) Applicant to coordinate with the Public Works Department and Transportation Division regarding the handicapped parking and the required number of parking stalls for the proposed project observing the possible need for more parking stalls than currently exist as a potential modification.
- 8) The rear equipment closure area is acceptable as redesigned, as it is no longer against the property line in the back allowing for a mature canopy skyline tree to be placed along the property line at the street and other landscaping needs to be shown on the plans.

- 9) The trash closure location is acceptable as shown, with the applicant to complete the required curb and driveway changes as indicated on plans.
- 10) The Board looks to staff to report that the stonework veneer for the lower planters and other changes to the building have been approved through the Building Department and/or the Architectural Board of Review.
- 11) The proposed solution is not integrated with the existing architecture.
- 12) Applicant to return with updated site photos showing the current conditions, with more improvements made to the parkway landscaping, and with completed detailed structural changes through the new tower design.

Action: Sherry/Zink, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM

2. 121 S HOPE AVE C-154

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00403
 Owner: Patricia S. Nettleship Trustee
 Owner: Macerich
 Applicant: Conceptual Motion Company

(Proposal to update design guidelines for La Cumbre Plaza Shopping Center to provide enhanced architectural direction and criteria in compliance with City of Santa Barbara design standards.)

(Approval Requested for La Cumbre Plaza Tenant Design Criteria.)

Time: 4:03

Present: Gerhard Mayor and Angie Westfall, Applicants; Steve Yates, President/CEO for Conceptual Motion.

Public comment opened at 4:32 p.m.

Paula Westbury opposed.

Public comment closed at 4:33 p.m.

Motion: Preliminary Approval and return to Full Board, with the following comments:

- 1) The overall design criteria seems to be in an appropriate direction.
- 2) Strengthen the overall concept wording to encourage the removal of the existing overhangs.
- 3) The applicant is strongly suggested to encourage the larger neighboring leased spaces, such as Sears and Macy's Department Stores and Vons Supermarket, to incorporate upgrades to lease spaces wherever possible.
- 4) Strengthen language regarding the encouragement of varying heights into the lease spaces with the intent to make the façades larger.
- 5) Incorporate sustainable design features into the language of the criteria, such as on page 52, to not require the use electric water heater at every tenant space, and that solar water heaters systems and other sustainable practices are encouraged.
- 6) Include the outskirting lease spaces into the overall map of the La Cumbre Plaza.
- 7) Add wording to discouraging the use of skip-trowel plaster on page 32.
- 8) The Board defers the signage and graphics criteria of the manual to the Sign Committee for their review and approval.

- 9) Applicant to conform to City's standard guidelines for exterior light.
- 10) Items which are not in compliance shall be noted in the letter by the landlord, as described on page 45 of the manual for landlord and tenant submittals.

Action: Sherry/Mosel, 6/1/0. Motion carried. (Mudge opposed: document might encourage excessive scale. Manson-Hing absent.)

******* THE BOARD RECESSED FROM 4:59 P.M. UNTIL 5:02 P.M. *******

FINAL REVIEW

3. 49 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Owner: Paul and Karen Kurth
Architect: Neumann, Mendro, and Andrulaitis
Agent: Isaac Romero

(Proposal to demolish a 3,410 square foot residential unit and construct a new 5,358 square foot one residential unit with an attached 934 square foot garage and laundry/storage room on a 1.1 acre lot located in the Hillside Design District. The proposal includes 570 cubic yards of grading under the main building, and 2,650 cubic yards elsewhere on site. Project received Staff Hearing officer approval on August 15, 2007 for a lot line adjustment. Access to this lot will be through 51 Via Alicia.)

(Project received Preliminary Approval on March 28, 2005. Final Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04 AND STAFF HEARING OFFICER RESOLUTION NO. 068-07.)

Time: 5:03

Present: Issac Romero, Agent; Danny Longwell, Architect; Martin Fredrickson, Landscape Architect.

Public comment opened at 5:28 p.m. The following individual(s) spoke in favor or opposition:

Paula Westbury opposed.

Public comment closed at 5:29 p.m.

Motion: Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar for Final Approval with the following conditions:

- 1) Applicant to complete all working drawings required for final approval.
- 2) The pools and barbeque trellis area at the pool shall be detailed in the set of drawings.
- 3) Study the use of taller trees on the motor court side of the house to create a skyline backdrop of trees.
- 4) Study the retention drainage to incorporate greater on site retention.

Action: Sherry/Aurell, 6/0/1. Motion carried. (Zink abstained, Manson-Hing absent.)

******* THE BOARD RECESSED FROM 5:28 P.M. UNTIL 5:59 P.M. *******

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 825 W SOLA ST

R-2 Zone

Assessor's Parcel Number: 039-091-003
Application Number: MST2007-00389
Owner: Joe A. Aldana
Applicant: Kenneth Kruger

(Proposal to construct a new two-story 1,206 square foot 3-bedroom residence attached to an existing 899 square foot one-story residence. The project is located on a 7,500 square foot lot in the R-2 Zone. The proposal will result in a two-story 3,004 net square foot duplex unit including two attached two-car garages. The existing garage is 391 square feet and a new 400 square foot garage is proposed to be attached to the new 1,206 square foot unit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Time: 6:00

Present: Kenneth Kruger and Ken Burkman, Applicants.

Public comment opened at 6:12 p.m. The following individual(s) spoke in favor or opposition:

Paula Westbury opposed.

Public comment closed at 6:13 p.m.

Motion: Continued indefinitely and return to Full Board, with the following comments:

- 1) Review the proposed project with the Transportation Division.
- 2) Submit photographs of neighboring properties, and photos of neighboring rear yards from the proposed second story areas.
- 3) Return with a design that examines steeper roof forms to match the existing building's architectural typography, and study using interesting gable roof eaves, rakes, and louvers as shown on the existing house.
- 4) The Board had some concern regarding the entry columns and openings to second unit to the rear of the building at the west elevation.
- 5) Revise and study using smaller window divisions, such as grills and unit breaks ups, to further assimilate the existing house including sill details, header and jam detailing.

- 6) Return with exterior elevation drawings showing both housing units, potentially at eight inch scale to include the entire site.
- 7) The cantilever over the two-car driveway is a concern; therefore, the applicant is to study that condition and the potential of flipping the bedrooms making a larger conditioned second-story area over the two-car garage so that it aligns with the structure below.
- 8) The south elevation little roof of the rear building shall be removed and applicant to study the use of awnings in that location over the doors.
- 9) The Board finds the preservation of the existing tree in the motor court and the landscape plan acceptable.

Action: Zink/Mudge, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 134 HARBOR WAY

HC/P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-018
Application Number: MST2007-00356
Owner: City of Santa Barbara
Applicant: Theresa Lawler

(Proposal to replace the docking system of Marina One fingers A through P in 10 phases over 10-15 years. As the majority of the project takes place over the water and is in the Coastal Commissions original permit jurisdiction a Coastal Development Permit is required. The project also includes shore side and dock side utility upgrades necessary to improve electrical and fire water service to meet current code requirements.)

(COMMENT ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

Time: 6:35

Present: Karl Treiburg, Waterfront Facilities Manager.

Public comment opened at 6:45 p.m. The following individual(s) spoke in favor or opposition:

Paula Westbury opposed.

Dawn Sherry: neither; questions about kayak storage and lighting.

Public comment closed at 6:50 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board, with the following comments:

- 1) The roof line of the shed is to match existing.
- 2) The Board finds the board-and-batten siding acceptable to match the existing.
- 3) Applicant to return with information regarding whether a higher lumen level of lighting is required per Ordinance in the dock areas.
- 4) Show the new submarine cable location under the dock on the site plan.
- 5) Study and relocate the existing drainage bioswale and the existing pavement to where the addition to Building 132 is located.

Action: Zink/Aurell, 6/0/0. Motion carried. (Sherry stepped down, Manson-Hing absent.)

PRELIMINARY REVIEW**6. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Joe Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(First review of the Architecture of Units H-1, H-2, H-3, and review of landscaping.)

Time: 7:01

Present: Joe Andrulaitis, Architect; Ron Biscaro, Cottage Hospital System V.P./Project Manager.

Staff comment: Ms. Bedard reported that landscaping plans will not be reviewed at this time as the plans were not submitted in time to allow public review.

Public comment opened at 7:27 p.m. The following individual(s) spoke in favor or opposition:

Jim Westby: opposed.

Tony Fischer: opposed; concerned about the CUP of Villa Riviera.

Paula Westbury opposed.

Jan Winford: opposed.

Public comment closed at 7:34 p.m.

Motion: Continued two weeks to Full Board, with the following comments:

- 1) Restudy the H3 unit, and consider the width of the overhangs and closet bump-outs.
- 2) The Board requests clarification from staff as to whether the location and quantity of guest parking is adequate. There is concerned about the quantity of guest parking spaces being inadequate for the project, and the designation of 11 parking spaces for Villa Riviera and the mechanism by which those parking spaces will be separated from rest of project.
- 3) Restudy Shuttle Stop No. 2 for ease of use by putting the stop on the same side as the flow of traffic.
- 4) Include ridge heights on all drawings and informative site section with assumed natural grade and foot height.
- 5) Attempt to achieve a more natural design and avoid a "track-like" design.
- 6) The Board appreciates the number of reduction of modifications request on the project, itemization, and the increase in distance between buildings.

Action: Aurell/Sherry, 4/1/0. Motion carried. (Blakely opposed, Wienke and Manson-Hing absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 155 CAMINO ALTO**

A-1 Zone

Assessor's Parcel Number: 019-121-010

Application Number: MST2005-00583

Owner: Brian Milburn

Architect: Gregory Rech, Architects West

(This is a revised project: Proposal to add 597 square feet to an existing 2,519 square foot single family residence on a 40,489 square foot lot in the Hillside Design District. Also proposed is the demolition of an existing 254 square foot workshop and a new 370 square foot workshop and a new 694 square foot attached garage.)

(Review After Final for proposed new window and skylights, for a change in roof tile color and gutter and window colors, and removal of solar tubes.)

(Action may be taken if sufficient information is provided.)

Final Approval of Review After Final as noted on the plans.

FINAL REVIEW**B. 725 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-121-023

Application Number: MST2007-00364

Owner: Albert Fox

Applicant: Y. S. Kim

(Remodel existing 2,067 square foot commercial building to include three new 10' x 10' garage doors and modification of existing bathroom to meet ADA requirements.)

(Final Approval is requested.)

Final Approval as noted on the plans.

CONTINUED ITEM**C. 427 ALAMEDA PADRE SERRA** R-2 Zone

Assessor's Parcel Number: 031-391-010
Application Number: MST2007-00054
Owner: J. Perry Perkins
Applicant: Lori Kari

(Proposal to convert an existing 2,704 square foot two-story residential duplex into two condominiums. Project requires very minimal exterior alterations. Parking is provided in two one-car garages and two uncovered spaces. Project received Staff Hearing Officer approval on August 1, 2007.)

(Action may be taken if sufficient information is provided.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING RESOLUTION NO. 062-07.)

Final Approval as noted on the plans and compliance with SHO Resolution No. 062-07 (Architectural details were discussed at a previous hearing).

FINAL REVIEW**D. 731 E ANAPAMU ST** R-3 Zone

Assessor's Parcel Number: 029-150-031
Application Number: MST2007-00323
Owner: Sharon L. Gilles
Applicant: Don Swann

(Proposal to permit the as-built repair and remodel an existing 667 square foot single family residence to include reinforcement and/or replacement of foundation, and replacement of siding, windows, doors, and roof. Also proposed is to permit the as-built 3'-0" stone wall with 5'-0" fence on top at the property line. The existing one-car carport is not being altered at this time. This is to abate enforcement case ENF2007-00300.)

(Project received Preliminary Approval on July 9, 2007. Applicant to provide working drawings and details. Final Approval is requested.)

Final Approval as noted on the plans with applicant to return with window trim detail.

FINAL REVIEW**E. 2028 CASTILLO ST** R-4 Zone

Assessor's Parcel Number: 025-292-028
Application Number: MST2004-00790
Owner: John Thomas Chamberlain
Architect: Mark Wienke
Owner: Miguel Bermudez

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

(Project received Preliminary Approval on July 2, 2007. Action may be taken if sufficient information is provided.)

Final Approval as noted on the plans.

CONTINUED ITEM**F. 518 GARDEN ST** C-M Zone

Assessor's Parcel Number: 031-211-028
Application Number: MST1999-00916
Owner: Planned Parenthood
Architect: Peter Ehlen
Applicant: Joe Steller

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN 031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

(Review after Final for two new six foot security fence and gates on both the Garden and Haley Street entries and review of landscaping.)

Final Approval of the Review After Final as noted on the plans for gates and landscaping details.

***** MEETING ADJOURNED AT 8:10 P.M. *****