



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, December 03, 2007** **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

**BOARD MEMBERS:** MARK WIENKE, Chair  
 CHRISTOPHER MANSON-HING, Vice-Chair  
 CLAY AURELL  
 JIM BLAKELEY  
 GARY MOSEL  
 RANDY MUDGE  
 DAWN SHERRY  
 PAUL ZINK

**CITY COUNCIL LIAISON:** GRANT HOUSE  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 GLORIA SHAFER, Commission Secretary

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 folded plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**GENERAL BUSINESS:**

- A. Meeting was called to order at 3:06 p.m. by Chair Wienke.
- B. Roll call.  
Members present: Aurell (arrived at 3:18); Blakeley, Mosel, Mudge, Sherry (out from 5:52 until 6:01), Zink, Wienke.  
Absent: Manson-Hing.  
Staff: Bedard, Limon (3:22 until 3:35 p.m.), Shafer.
- C. Public Comment:  
No public comment.
- D. Approval of the minutes.  
Motion: Approval of the minutes of the Architectural Board of Review meeting of November 19, 2007, as submitted.  
Action: Zink/Mudge, 6/0/0. (Aurell/Manson-Hing absent.)
- E. Consent Calendar.  
Motion: Ratify the Consent Calendar of November 26, 2007. The Consent Calendar was reviewed by Dawn Sherry, with the exception of Item C, and D also reviewed by and Christopher Manson-Hing; and landscaping for items D, G and H reviewed by Randy Mudge  
Action: Sherry/Zink, 6/0/0. (Aurell/Manson-Hing absent.)  
  
Motion: Ratify the Consent Calendar of December 3, 2007. The Consent Calendar was reviewed by Paul Zink, with the exception of landscaping for Item D reviewed by Randy Mudge.  
Action: Mudge/Mosel, 6/0/0. (Aurell/Manson-Hing absent.)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.  
  
1. Ms. Bedard made the following announcement:  
Item #7, 3230 State, was agendized for Preliminary Approval, however, due to an appeal the review will be for comments only.
2. Chair Wienke announced that he will step down from Item numbers 2, 505 Wentworth Avenue, and 3, 1108 Olive Street.
3. Member Mosel reported that the SFDB will be reviewing the NPO Ordinance. He requested any suggestions or input be e-mailed to Zink or Mosel.
- G. Subcommittee Reports.  
No subcommittee reports.
- H. Possible Ordinance Violations.  
No reported violations.

**REVIEW AFTER FINAL** (This item referred from Consent Calendar for review by Full Board.)**B. 4200 CALLE REAL****R-3 Zone**

Assessor's Parcel Number: 059-240-020

Application Number: MST98-00749

Owner: Alicia Martin

Applicants: Ben Phillips and Amy Bayley

Architects: Karl Eberhard, David Kesterson, Mark Petit, and Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

**(Review After Final for placement of a statue, a historic bell plinth, and replacement of the historic sign structure on the St. Vincent's site. Project requires compliance with Planning Commission Resolution No. 024-02.)**

(3:15)

Present: Ilona Scott, Architect.

**Motion: Continued to the Full Board with the following comments:**

- 1) Applicant to redesign incorporating design features into the "as-built" sign.
- 2) The redesign should focus toward the direction of the original design with regard to the vertical supports.
- 3) Study solutions to remove the pipe railing but keep the lettering.
- 4) Rework the design to utilize the tube steel if required.

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

**CONCEPT REVIEW - CONTINUED ITEM****1. 627 W ORTEGA ST****R-3 Zone**

Assessor's Parcel Number: 037-101-003

Application Number: MST2007-00179

Owner: Sergio Verduzco

Architect: Jose Esparza

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct a new two- duplex. The project will consist of two new three bedroom units totaling 2,339 square feet on a 5,625 square foot lot. Unit A is proposed to be 1,201 net square feet and will include an 84 square foot second-story deck and a 39 square foot porch. Unit B is proposed to be 1,138 square feet and will include an 84 square foot second-story deck and a 15 square foot porch. Each unit will include an attached two-car garage. A modification is requested for the garage encroachment into the side yard.)

**(Third Review)**

**(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY THE STAFF HEARING OFFICER FOR A MODIFICATION.)**

(3:35)

Present: Jose Esparza, Architect.

Public comment opened at 3:53 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the modification is technical and does not pose a negative aesthetic impact.
- 2) The Board does not approve of the grading design at this time. There is continued concern about raising the rear property area with grading in order to provide more positive drainage from the site. The Board appreciates the idea but continues to be concerned with having these types of sites raised on three sides with concrete retaining walls.
- 3) Provide sections through the garage showing the front elevation of the rear unit.
- 4) Move one Olive tree closer to the street on the driveway property line planter pockets. Add a canopy tree in the area adjacent to the front door of Unit B.
- 5) Provide more permeable paving of the driveway. Provide a solution other than as shown on the plans, study a stamped concrete strip and planting ribbon.
- 6) The new Monterey style is appreciated. The Board finds the detailing to be appropriately handled with the following exceptions: A) There is concern with the plaster over beams at the rear unit front porch and looks for more of a Monterey style design solution. B) A majority of the Board finds the east elevation one-story gabled roof at the middle section of the garage extensions is not required. Some Board members would like to see entire plate line reduced. C) Wood pickets are preferred in lieu of plaster at the second-floor north elevation, as was the south balcony condition. D) Revised the drawings to show the new chimney and front balcony on all elevations. Restudy the chimney for aesthetics; suggested was a more Monterey style plaster, with brick detail and an appropriate spark arrestor. Restudy due to proximity closer than 10 feet from the adjacent building. E) There is concern with the south elevation balcony and design planning with the wall below. The Board looks for wood corbels and other details to modify that condition. F) North elevation front porch: the Board would like to see porch continue across the front. The Monterey style shown is nice.

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

## **CONCEPT REVIEW - CONTINUED ITEM**

### **2. 505 WENTWORTH AVE**

**R-3 Zone**

Assessor's Parcel Number: 037-143-010

Application Number: MST2007-00345

Owner: Wentworth Investors, LLC

Architect: Jose Esparza

(Proposal to construct three new two-story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes two 2-bedroom units totaling 2,128 square feet and one 1-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The parcel has a 2% slope and 256.7 yards of grading is proposed.)

**(Second Review)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND REVIEW BY STAFF HEARING OFFICER FOR A TENTATIVE SUBDIVISION MAP.)**

(4:15)

Present: Jose Esparza, Architect; Mark Jacobsen, Owner.

Public comment opened at 4:25 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Members do not support the modification for the garages? 2/4/0.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) The Board is hesitant to support the modification for garages located within the interior setback. Several Board members are concerned that the front garage is too close to the adjacent one-story residence.
- 2) Applicant to look for ways to enhance the south elevation at the garages.
- 3) Refine the entries of Units B and C and their relationship to the porches above.
- 4) Study the second-story cantilever and its relationship to the garage doors.
- 5) Study the roof heights to reduce the overall height of the building; study other ways of breaking up the elevations.
- 6) Provide more of a one-story presence to the street.
- 7) Provide a more traditional trim between the two floors.

Action: Aurell/Blakeley, 6/0/0. Motion carried. (Manson-Hing absent. Wienke stepped down. Sherry served as Chair for review of this item.)

**CONCEPT REVIEW - CONTINUED ITEM****3. 1108 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 029-180-012  
 Application Number: MST2007-00352  
 Owner: Andre R. Schneider  
 Architect: Bryan Pollard

(Proposal to convert an existing one-story 1,138 square foot house to a condo and construct a new attached two-story 1,529 square foot condo on a 7,349 square foot lot in the R-3 zone. The conversion of the existing unit includes a new 834 square foot second-story addition, including a 125 square foot second-story balcony, and an attached 566 square foot two-car garage. The new 1,529 square foot unit will also include an attached 401 square foot two-car garage. The final project will result in a 4,400 square foot two unit condo structure.)

**(Second Review)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER REVIEW OF A TENTATIVE SUBDIVISION MAP.)**

(4:50)

Present: Bryan Pollard, Architect; Andre Schneider, Owner; Jack Kiesel, Landscape Architect.



Present: Detlev Peikert, Architect; Linda Plowman, Architect; Rob Kroft, Westmont College. Dan Gullett, Staff Planner.

Public comment opened at 6:35 p.m.

- Barry Atsatt: concerned with massing, setbacks, potential parking issue.
- Ralph Philbrick: concerned about sufficient parking for project; alley needs to be softened.
- A public comment letter expressing concern submitted by Celeste Barber was acknowledged by the Chair.

Public comment closed at 6:42 p.m.

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

- 1) Several Board members are concerned that all buildings are too aggressive; they share the public's concern and prefer not to have modifications in exchange for height and mass.
- 2) Some Board members are concerned with the inadequate parking (the lack of guest parking).
- 3) There is concern with the lack of significant one and two story building presence to the street, to blend into the neighboring structures providing neighborhood compatibility.
- 4) There is concern that keeping the original apartment building may contribute to the aggressive site design and a new building may help achieve a less aggressive site design.
- 5) It was suggested removing the trash enclosure away from the southeast setback.
- 6) The overall site plan is well executed; the open space and amenities are appreciated. The Board appreciates the articulation of facades, especially the dormer third-story elements, nestled into the second story roof.
- 7) The applicant is encouraged to return to the Full Board prior to going to the Planning Commission.

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

### **CONCEPT REVIEW - NEW ITEM**

#### **5. 302 S VOLUNTARIO ST**

**R-3 Zone**

Assessor's Parcel Number: 017-281-010

Application Number: MST2007-00551

Owner: Mark Williams

Architect: William Cooper

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story three-unit apartment building consisting of a 1,287 square foot two-bedroom unit, two 847 square foot one-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of 2,981 residential square footage on a 6,250 square foot parcel.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(7:16)

Present: William Cooper, Architect; Mark Williams, Owner.

Public comment opened at 7:25 p.m. As on one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) Overall, the size, bulk, scale and site planning are acceptable.
- 2) Remove the trash enclosure away from the setback area to comply with the Municipal Code.
- 3) The 42-inch high fence as shown at the perimeter is acceptable. The 42-inch or lower hedge is acceptable.
- 4) There is concern with the attached stucco surrounds on all windows. Applicant to provide photographs and drawings or other details in that regard. The Board is concerned that the approach will have the planted on stucco look of a track home.
- 5) Restudy the southeast elevation; particularly the thin balcony columns and the plaster corbels above garage doors. The Board discussed with the applicant a number of solutions to simplify and refine that elevation.
- 6) More celebrated entries at the Volunterio and Indio Muerto elevations are preferred.
- 7) The Board finds the Landscaping plan to be headed in right direction. Provide a minimum of 15-gallon size trees; consider adding a tree to shade parking.
- 8) Return with enhanced designs for the concrete fenced posts to match the building.
- 9) The permeable paving as shown is appreciated.

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

**PRELIMINARY REVIEW**

**6. 927/933 OLIVE ST**

**C-2 Zone**

Assessor's Parcel Number: 029-302-030 and 029-302-031

Application Number: MST2006-00421

Architect: Keith Rivera

Owner: Fiesta Olive, LLC

Applicant: Aaron Amuchastegui

(Proposal for a five-unit condominium development consisting of two 3-story buildings. The project includes five 3-story, one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 500 cubic yards of site grading. Planning Commission Approval of a Tentative Subdivision Map is requested. Modifications are requested for encroachments into two-side yards and the rear yard. Approximately 800 cubic yards of grading is proposed as a part of the proposal.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-07.)**

(7:40)

Present: Laurie Romano, Landscape Architect; Keith Rivera, Architect; one other.

Public comment opened at 7:54 p.m. As no one wished to speak, public comment was closed.

**Motion: Preliminary Approval and return on Consent Calendar with the following comments:**

- 1) The Board would like to see courtyard walls at the street for units 2 and 3 incorporated with elements such as: stone base, vines, and openings articulated to soften and animate that facade.
- 2) The Board has some concern with the third-story balconies over the bay windows of units 3, 4, and 5, and would like to see well articulated details.
- 3) The arched top window of unit 3 and gabled end facing the street need study. Provide either a bigger window, a smaller gable, or a balcony to the window and door in that location.
- 4) The Board finds that the project is nicely articulated.

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

**PRELIMINARY REVIEW****7. 3230 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-030  
 Application Number: MST2006-00574  
 Applicant: Scott Harry  
 Owner: Thomas Thompson  
 Agent: Amy Pena

(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.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 090-07 AND FINDINGS OF NO SIGNIFICANT VISUAL IMPACT.)**

(8:07)

Present: Amy Pena, Agent.

Public comment opened at 8:21 p.m.

Tony Fisher, representing Friends of Outer State Street: opposed. There is no justification for modifications in the SD-2 zone.

Public comment closed at 8:27 p.m.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) The Board does not support the hipped roof as shown. Provide a roof element that matches the existing roof. Reduce the roof plate height as low as possible.
- 2) The Board finds the revised rear enclosure an aesthetic improvement to the existing condition. Show stained wood plank gates for the trash enclosure.
- 3) Provide a redesign of the cupola roof that is more appropriate to the design style of the double gable roofed main building.
- 4) The Board prefers a rectangular louvered vent in lieu of the arched top vent.

Action: Sherry/Mosel, 6/0/0. Motion carried. (Blakeley/Manson-Hing absent.)

**PRELIMINARY REVIEW****8. 333 C W COTA ST****R-4 Zone**

Assessor's Parcel Number: 037-152-001  
 Application Number: MST2007-00132  
 Owner: Margaret Mead  
 Agent: Trish Allen

(Proposal to permit an "as-built" conversion of 365 square feet of attic space to habitable space in a previously approved studio unit located on the second floor of a 3,037 square foot two-story triplex. Modifications are requested for an "as-built" uncovered parking space to be located in the front yard setback, to provide five rather than the required six parking spaces, and for a hedge to exceed 3.5 feet at the front property line to screen the uncovered parking space.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 057-07.)**

(8:36)

Present: Trish Allen, Agent; Katie O'Reily-Rodgers, Landscape Architect.

Public comment opened at 8:41 p.m. As no one wished to speak public comment was closed.

**Motion: Final Approval with the condition that the midrail support be relocated inside of the six-foot fence.**

Action: Sherry/Mosel, 5/1/0. Motion carried. (Zink abstained. Blakeley/Manson-Hing absent.)

**I.** The Full Board meeting adjourned at 8:47 p.m.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 581 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-281-007  
 Application Number: MST2007-00122  
 Owner: Gaylord J. Spreitz Trust 9/6/90  
 Architect: Dawn Sherry

(Proposal for a 437 square foot addition and remodel an existing one-story 2219 square foot single-family residence with an attached two-car garage on an 18,692 square foot lot.)

**(Review After Final for modifications to retaining wall, shifting the proposed addition on the west elevation four feet to the south, and a new 260 square foot roof deck above the garage on the east elevation.)**

Final Approval as submitted of the Review After Final.

**REVIEW AFTER FINAL****B. 4200 CALLE REAL****R-3 Zone**

Assessor's Parcel Number: 059-240-020

Application Number: MST98-00749

Owner: Alicia Martin

Applicants: Ben Phillips and Amy Bayley

Architects: Karl Eberhard, David Kesterson, Mark Petit, and Ilona Scott

(Proposal for an annexation and subdivision of a 17-acre parcel that is to be developed with affordable and senior housing. The project includes 75 affordable rental units and 95 affordable senior units.)

**(Review After Final for placement of a statue, a historic bell plinth, and replacement of the historic sign structure on the St. Vincent's site. Project requires compliance with Planning Commission Resolution No. 024-02.)**

Statue approved with the condition for landscaping at base around statue with irrigation. Bell approved with the condition that plaster on top surface is to be smooth. Referred to the Full Board for review of the historic sign structure.

**FINAL REVIEW****C. 2200 BLK OF MODOC RD****DUMMY Zone**

Assessor's Parcel Number: 025-090-0RW

Application Number: MST2007-00535

Applicant: Brian D'amour

Owner: City of Santa Barbara

(Proposal to enhance pedestrian safety by installing 16 lighting fixtures and 5 light poles on the pedestrian bridge that spans US 101 near Oak Park and along the pedestrian path that connects the bridge from Calle Real to Modoc Road.)

**(Final Approval is requested.)**

Final Approval as submitted.

**FINAL REVIEW****D. 2515/2517/2519 ORELLA ST.****R-3 Zone**

Assessor's Parcel Number: 025-021-007  
Application Number: MST2007-00038  
Owner: John J. Holehouse  
Architect: Jyl Ratkevich

(Proposal to convert two one-story duplexes and one one-story triplex residential unit to condominiums. The proposal includes small additions to each unit, new paving and landscaping, and conversion of an existing 219 square foot detached garage to storage space. Seven parking spaces and one guest parking space are proposed. The proposed project would total 3,094 square feet on a 12,816 square foot parcel. Exceptions to the physical standards for condominium conversions include one of the units being undersized, and having less than the required number of parking spaces. Planning Commission approvals are requested for modifications for alterations of openings within both interior yard setbacks and the change of use from garage to storage space.)

**(Project requires compliance with Planning Commission Resolution No. 037-07. Final Approval is requested for both Architecture and Landscaping.)**

Final Approval of the architecture; and Final Approval of the landscaping with the condition that a landscape compliance statement is to be reproduced on the plans.

**CONTINUED ITEM****E. 614 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-293-004  
Application Number: MST2006-00459  
Owner: Claveria Bertha Trustee  
Owner: Russ Banko

(Proposal for site improvements and minor exterior alterations to an existing commercial space on two adjacent parcels. Tenant improvements include new exterior doors and windows, new skylights and new exterior paint. Proposed site improvements include a new 680 square foot shed roof structure over open space, new gates and fences, a new parking design, and landscaping. Also proposed is a temporary 332 square foot commercial office to be relocated on site while alterations and improvements take place. Interior alterations are proposed under a separate building permit.)

**(Review of exterior alterations and landscaping plans. Action may be taken if sufficient information is provided.)**

Final Approval as submitted.

**NEW ITEM****F. 2130 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-012  
Application Number: MST2007-00546  
Owner: Marymount Academy Inc.  
Architect: Kruger Bensen Zeimer, Inc.  
Contractor: Macaluso Pools

(Proposal to reconstruct a swimming pool within the existing pool envelope and replace the pool deck with concrete material in a repeated flagstone detail to appear as the original as proposed in the historic resources report.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(Comment from Staff that the Environmental Assessment has been completed and action may be taken on the item.)

Final Approval as submitted.

Consent Calendar ended at 2:15 p.m. Consent Calendar was reviewed by Paul Zink, with the exception of landscaping for Item D reviewed by Randy Mudge.