



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, August 25, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- MARK WIENKE, Chair - PRESENT
- CHRISTOPHER MANSON-HING, Vice-Chair - ABSENT
- CLAY AURELL – PRESENT @ 3:15 P.M., LEFT @ 6:08 P.M.
- JIM BLAKELEY - PRESENT
- CAROL GROSS - PRESENT
- GARY MOSEL - PRESENT
- DAWN SHERRY - PRESENT
- PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor - ABSENT
 MICHELLE BEDARD, Planning Technician - ABSENT
 TONY BOUGHMAN, PLANNING TECHNICIAN I - 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee would need to 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.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. *within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.*
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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/abr. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

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 21, 2008, 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/abr.
2. The regular meeting of the Architectural Board of Review was broadcast live on City TV-18 and scheduled for rebroadcast on Wednesday at 12:00 p.m. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable on computers with high speed internet access by the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

GENERAL BUSINESS (3:05):

A. Public Comment.

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of July 14th, July 28th, and August 11, 2008.

Motion: Approve of the August 11, 2008, meeting minutes with corrections.

Action: Blakely/Mosel, 5/0/1. Motion carried. (Manson-Hing and Aurell absent, Gross abstains).

Motion: Approve of the July 28, 2008, meeting minutes with corrections.

Action: Zink/Gross, 5/0/1. Motion carried. (Manson-Hing and Aurell absent, Mosel abstains).

Motion: Approve of the July 14, 2008, meeting minutes with corrections.

Action: Mosel/Aurell, 6/0/1. Motion carried. (Manson-Hing absent, Blakely abstains).

C. Consent Calendar.

Motion: Ratify the August 18, 2008, Consent Calendar as reviewed by Dawn Sherry.

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

Motion: Ratify the August 25, 2008, Consent Calendar as reviewed by Dawn Sherry, with the exception of landscaping for Items G, H, I and J, reviewed by Carol Gross.

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

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

Mr. Boughman announced that Boardmember Manson-Hing would be absent from tonight's meeting and will not be able to attend the September 8th Consent Calendar or Full Board meeting; however, he will be able to attend the September 2nd Consent Calendar.

Boardmember Sherry announced that she would also be absent from the September 8th meeting.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

Chair Wienke reported a potential violation for change of building color to orange and purple at Comaniche's and Mom's on Cota Street.

MISCELLANEOUS DISCUSSION ITEM**PLAN SANTA BARBARA POLICY OPTIONS REPORT AND SUMMARY WORKSHOP**

(3:31) Staff Presentation: Bettie Weiss, City Planner; and Beatriz E. Gularte, Project Planner
(Proposal to hear a presentation by Planning Division staff on the Plan Santa Barbara – *Policy Options Report and Workshops*, and provide comments as appropriate.)

(Board comments are requested.)

Present: Bettie Weiss, City Planner; and Beatriz E. Gularte, Project Planner

Discussion held.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1006 CHINO ST****R-2 Zone**

(4:19) Assessor's Parcel Number: 039-242-015
Application Number: MST2007-00646
Owner: DB Partners, LLC
Architect: Ken Kruger

(Proposal to demolish two existing residential units and a detached garage and storage shed, with an existing total building footprint of 1,878 square feet, and construct three new two-story, single-family residences with three attached two-car garages, for a proposed total footprint of 2,778 square feet, on an 11,250 square foot lot in the R-2 Zone. The proposal will result in a two-unit duplex and one single detached unit. The proposed residential units will be 1,178 square feet each and will include three bedrooms and two and one-half bathrooms. The project requires Staff Hearing officer Review of a Tentative Subdivision Map.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

Present: Ken Kruger, Architect, and Chuck McClure, Landscape Architect.

Public comment opened at 4:35 p.m.

- 1) Mr. Derek Johnson commented on maintaining privacy for available patio areas and driveway areas, retaining avocado trees, fencing and potential shade on the property, and potential solar impacts from TV hill.
- 2) Ms. Alexandra Morelli expressed concern regarding previous demolition of large avocado tree, fresh air flow from fencing and potential shade and solar impacts from TV hill.
- 3) Mr. Terry Bower expressed concern regarding rental housing, impacts to soil erosion (sink holes) from heavy construction and renovation which the contractor is required to relocate soil.

- 4) Ms. Jeana Morelli expressed concern regarding previous demolition of large avocado tree which cannot be replaced by the existing messy date tree.
A letter from Garrett Glasgow was read into the record.
A letter from the Morelli's was acknowledged by the Board.
Public comment closed at 4:46 p.m.

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

- 1) Show the cul-de-sac on the site plan.
- 2) Provide a conceptual drainage plan for the project, including the bioswale and retention areas in the back of the property.
- 3) Provide a cross-section through the site to assist in describing the sidewalk and cul-de-sac, the proposed front yard area and continuing through the entire site to the neighboring rear yard.
- 4) Verify neighboring zoning and show compliance with the solar access ordinance.
- 5) The front yard 6-foot fence, front street elevation, and the frontage of the front unit, are not street friendly enough for neighborhood compatibility; therefore, restudy use of either a front door or other type of front elements, including a possible one-story element or porch, to assist in bringing them into scale with the neighborhood.
- 6) Show location of trash and recycling.
- 7) The front unit's master bedroom on the second level could potentially have more windows on the northwest side.
- 8) The entire driveway should have an enhanced paving system and be more like a courtyard, not just as a strip of walking surface.
- 9) The mixture of the exterior wall finishes, including the board and batten, shingles, stone, and stucco is acceptable. Chimney elements should be stone or brick. The design style is harmonious yet differing slightly, and should be reflected on the color board and material palette.
- 10) Show all the existing trees and their type and which ones are to be removed on the site plan. Trees that are to be saved but moved, such as the rear Palm tree, shall be noted as such. Preserve as many mature trees as possible.
- 11) Use a smaller more stately landscape palette with less variety and possibly fewer trees.
- 12) Follow good neighbor policies to provide landscape screening or relocate second-story decks in order to promote privacy between neighbors.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 416 MONTGOMERY ST****R-2 Zone**

(5:20) Assessor's Parcel Number: 025-393-003
 Application Number: MST2008-00131
 Owner: Dan Secord
 Agent: Dave Tabor
 Designer: Eric Swenumson

(Proposal to convert two existing, one-story, residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. Existing unit number one is a three-bedroom, 1,346 square foot unit. Existing unit number two is a two-bedroom, 1,063 square foot unit. An existing two-car, legal-nonconforming, detached garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street. The project requires Staff Hearing officer Review of a Tentative Subdivision Map.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map.)

Present: Dave Tabor, Agent; Mary Secord, Owner; and Eric Swenumson, Designer.

Public comment opened at 5:30 p.m.

A letter was read into the record from Ms. Bettie Wood, opposed to condominium units in her neighborhood.

Public comment closed at 5:33 p.m.

Mr. Boughman stated that the parking functions as proposed and asked the Board to comment on the location and aesthetics of the exterior storage areas and two uncovered parking spaces.

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

- 1) Examine the existing easement for use as access to parking behind garage.
- 2) Show hedges, hedge heights, and all proposed gates on the site plan.
- 3) Relocate trash and recycle bins outside the setbacks. Try reducing the trash and recycling areas down to one instead of two areas as currently proposed.
- 4) Look for alternative storage area solutions instead of the attic or garages. The design of the storage units are not unattractive and they do match the house, but the design of one storage unit in particular between the two buildings makes it difficult to provide a comfortable parking area in that location.
- 5) The attachment of a storage unit to Unit 416 is unacceptable.
- 6) Show locations of existing trees.
- 7) Provide a combined elevation from the alley showing the building, and any hedges, gates, etc.
- 8) Provide a sidewalk to rear unit.

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

***** THE BOARD RECESSED FROM 5:54 UNTIL 6:13 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**3. 1210 E MASON ST****R-2 Zone**

(6:13) Assessor's Parcel Number: 017-142-002
Application Number: MST2008-00298
Owner: Walter Lositzki
Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,135 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit one is proposed at 1,508 square feet and unit two is proposed at 1,589 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill, to be balanced on site, is proposed.)

(Second Concept Review. Comments only; Project requires Environmental Assessment.)

Present: Manuel Contreras, Applicant; and Walter Lositzki, Owner.

Public comment opened at 6:26 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a landscape plan particularly addressing the front area, including the front sidewalk and driveway location.
- 2) The driveway should be moved to the right for more planting area against the left property line so that it aligns and splits the difference with the new proposed second garage in front of the front unit.
- 3) Provide new landscaping on either side of the new front entry sidewalk.
- 4) Provide additional outdoor space for the front unit, possibly in the side yard behind the unit, and provide doors to access the front unit.
- 5) The 1,250 square foot outdoor space in the rear of the yard must be readily accessible from both units.
- 6) Provide a planting strip in the middle of the driveway approximately 24-inches wide. Move the driveway at least 6-12 inches to right of garage to provide landscaping along the building.
- 7) A hip-roof rather than the gable roof is preferred at the southwest elevation. Increase the depth from 18 to 24 inches for that protruded gable section of the middle of the southwest elevation.
- 8) Study the details for the columns, corbels, and beams, at the both the front entry, the entry and porch at the front unit over the garage, rear garage carport, and other miscellaneous areas.
- 9) Divided, or non-divided light window styles are acceptable. Thickened styles and/or plant-on-sill or plant-on-header detailing is preferred.
- 10) Return with elevations that reflect the two-piece mission tile roof.
- 11) The carriage style garage doors and beams are appreciated. Restudy the stucco at the balcony/garage door.

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

ADJOURNMENT:

The Full Board meeting adjourned at 6:41 p.m.

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 3880 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-046
 Application Number: MST2006-00185
 Owner: Sumida Family LTD Partnership
 Architect: Edwards Pitman Architects
 Business Name: La Sumida Nursery

(Proposal to construct a new two-story, 12,340 square foot, mixed-use building. This building on the portion of the lot facing Via Lucero would consist of 8,051 square feet of residential and 4,289 square feet of commercial square footage. The proposal includes eight residential units, four one-bedroom units, and four two-bedroom units, ranging from 729 to 1301 square feet. The project includes 118 uncovered parking spaces and 100 cubic yards of cut and fill grading under the building footprint. The proposal involves the demolishing of an existing non-residential building totaling 2,556 square feet. Development Plan Approval findings are required at ABR for 1,733 square feet of new commercial square footage.)

(Review After Final for review of proposed building colors.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 605 E DE LA GUERRA ST A****R-3 Zone**

Assessor's Parcel Number: 031-032-013
 Application Number: MST2008-00260
 Owner: Bolton David Andrew
 Architect: Y. S. Kim

(Proposal for exterior window and door alterations related to the proposed interior remodel to Unit A of a 2,815 square foot, two-story triplex on a 7,545 square foot lot.)

(Preliminary Approval granted 7/28/2008. Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**C. 3804 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 057-240-055
 Application Number: MST2008-00391
 Owner: HILF Company, LLC
 Applicant: Marchi Brett

(Proposal for improvements to accessibility to an existing bank. Add asphalt overlay to surface of existing parking stalls to correct existing slope from 3% grade to 2% or less. Paint required accessible path of travel from parking to building. Install egress left at State St. Building exit. Screen lift from State St. with new stone wall, stone veneer wall to match existing stone walls.)

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

Postponed one week at the applicant's request.

NEW ITEM**D. 115 W CANON PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 037-042-022
Application Number: MST2008-00399
Owner: General Telephone Company/California
Applicant: Pacific Painting

(Proposal to change the exterior colors of the existing commercial building.)

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

Final Approval as submitted.

CONTINUED ITEM**E. 730 MIRAMONTE DR A-1/E-1 Zone**

Assessor's Parcel Number: 035-050-060
Application Number: MST2008-00363
Owner: Driscoll-Roche, LLC
Designer: Western Exterminator Company
Business Name: KEYT TV Station

(Minor exterior alteration including replacement of 13 windows at the rear of an existing commercial building in the Hillside Design District.)

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

Continued indefinitely with the following comments: 1) Carry forward previous comments #1 and 3 from the August 11, 2008 Consent Calendar meeting. 2) Clearly specify windows on elevation drawings. 3) Milgard detail is acceptable.

CONTINUED ITEM**F. 130 S HOPE AVE D-13 C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2008-00388
Owner: Macerich Company
Applicant: Conceptual Motion Co.
Architect: Architectural Design Guild
Business Name: Peek Aren't You Curious

(Proposal for a new storefront entry to an existing tenant space at the La Cumbre Plaza (Building D, Suite 108). No new additional square footage is proposed. The project received approval for an exterior façade remodel under MST2008-00281 on 7/21/08 acknowledging that the windows and entry doors would be reviewed by the individual tenant in a separate case.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)

Continued indefinitely with the following comments: 1) Provide door hardware specifications, wrought iron awning details, fabric samples. 2) Provide color specifications on plans.

REFERRED BY FULL BOARD**G. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
Application Number: MST2007-00613
Owner: Clayton, Troutt & Co. III, LL
Owner: Ralph Horowitz
Landscape Architect: Bob Cunningham, Arcadia Studio
Architect: Stantec Consulting, Inc
Business Name: DCH Lexus of Santa Barbara

(Proposal to remodel interior and exterior tenant improvements of an existing automobile dealership building to include the construction of a 2,100 square foot canopy on the south elevation, enclose 2,008 square feet of the existing covered northwest and southwest corners of Building A, adding rolling garage doors to the existing service bays (Building B) and to demolish 1,000 square feet of Building B. The project scope includes ADA requirements, a new trash enclosure, and increase landscape areas. Development Plan Approval findings are required at ABR for the new addition of 1,008 square feet.)

(Preliminary Approval granted 4/21/08. Final Approval is requested.)

Final Approval of Architecture and landscaping as noted on the plans: 1) Light fixtures to be mounted at angle to prohibit light trespass. 2) Detail at texture change at northeast and southeast corners.

FINAL REVIEW**H. 100 BARRANCA AVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018
Application Number: MST2008-00153
Owner: Sandoval Family Trust 7/30/03
Applicant: Shoreline HOA
Architect: CSA Architects
Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone (SD-3). The project includes the removal of rooftop parapets and new roofing; replacement of existing exterior wood siding with stucco; and replacement of all windows, existing railings, and existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Drive. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

(Project received Preliminary Approval on 8/11/2008. Final Approval is requested of the Landscaping.)

Final Approval as noted on the plans.

NEW ITEM**I. 423 W VICTORIA ST****P-R Zone**

Assessor's Parcel Number: 039-161-014
Application Number: MST2008-00374
Owner: City of Santa Barbara
Applicant: Kevin Strasburg

(Proposal for improvements to the Westside Community Center to include a new concrete path, fencing, new benches, and the addition of new security lights. The proposal also includes a revised parking configuration which relocates six existing parking spaces and maintains the existing 43 parking spaces, revised landscaping, including the removal of 6 trees and the addition of 12 trees, and an irrigation system. No exterior alterations are proposed of the existing building.)

(Comments only; Project requires Environmental Assessment.)

Final Approval with condition to add vertical accents at entry lantana area.

NEW ITEM**J. 3883 LA CUMBRE PLAZA LN****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-036
Application Number: MST2008-00231
Owner: Daketta LaCumbre, LLC

(Proposal for the "as-built" removal of three tipuana trees and the "as-built" replacement of three magnolia grandiflora trees in the parking lot of an existing commercial site. Proposal will abate the violations of ENF2008-00207.)

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

Final Approval as noted on the plans.