



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 22, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:06 P.M.**

BOARD MEMBERS:

- MARK WIENKE, Chair - PRESENT
- CHRISTOPHER MANSON-HING, Vice-Chair – PRESENT @ 3:40 P.M.
- CLAY AURELL - PRESENT
- JIM BLAKELEY - PRESENT
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) - PRESENT
- GARY MOSEL - PRESENT
- DAWN SHERRY - PRESENT
- PAUL ZINK – ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor – PRESENT AT 3:18 P.M. (INTERMITTENT ATTENDANCE)
 - 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	<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 <u>folded plans</u> 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 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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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 this meeting, 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, September 18, 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. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:08 p.m.

ROLL CALL:

Members present: Weinke, Manson-Hing, Aurell, Blakely, Gross, Mosel, and Sherry.

Members absent: Zink.

Staff present: Limón, Bedard, and Goo.

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 8, 2008, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of September 15, 2008. The Consent Calendar was reviewed by Dawn Sherry.

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

Motion: Ratify the Consent Calendar of September 22, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing, with the exception of the landscaping for Items D and E, reviewed by Carol Gross.

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

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

Ms. Bedard made the following announcements:

- 1) Board member Zink will be absent from the meeting.
- 2) Board member Manson-Hing will be in late and arriving approximately at 3:30 p.m.
- 3) Item #4, 1015 San Andres Street was postponed two weeks at the applicant's request.
- 4) Agenda changes are as follows: Item #5, 201 W. Montecito Street was advanced forward to replace postponed Item #4 at approx. 5:40 p.m., and Item #7, 303 Rosario Street was advanced forward into Item #5's 6:15 p.m. time slot. Item #6 scheduled to remain at the regular scheduled agenda time of 6:50 p.m.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violation to report.

CONCEPT REVIEW - CONTINUED ITEM**1. LOMA ALTA****A-1 Zone**

Assessor's Parcel Number: 035-050-0RW

Application Number: MST2006-00591

Owner: City of Santa Barbara, Public Works

Applicant: Tom Conti, Project Engineer

Owner: City of Santa Barbara

(Proposal for pedestrian improvements to include the construction of sidewalk and street lighting located in the public right-of-way on the northeast side of Loma Alta Drive, between Coronel Road and Canon Perdido Street. The proposal includes the addition of safety features such as curbs, handrails and guardrails, the removal of approximately 15 shrubs/trees and 351 cubic yards of grading.)

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

(3:14)

Present: Tom Conti, City Project Engineer; Dave Relyea, Prudential Lighting Products; John Ewasiuk, City Principal Engineer, Street Lights Guidelines Advisory Committee; and Jake Jacobus, Associate Planner/Urban Historian.

Public comment opened at 3:34 p.m.

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

Public comment closed at 3:35 p.m.

Mr. Ewasiuk commented that the Street Lights Guidelines Advisory Committee had reviewed the lighting issues on the proposed project.

Mr. Jacobus inquired about whether there were any other lighting options suggested and commented on frosted glass materials utilized in the current proposed model.

Straw vote: How many Board members would find proposed benches acceptable for the pedestrian sidewalk right-of-way? 3/4 (4 opposed).

- Motion:** **Continued indefinitely and return to Full Board with the following comments:**
- 1) The proposed benches were generally acceptable; however, applicant to consider pedestrian safety features.
 - 2) The design, location, and luminosity of the proposed lighting fixtures are acceptable.
 - 3) The proposed fencing is acceptable.
 - 4) Study alternative proposed globe design to better imitate the frosted glass found on the traditional fixtures.
 - 5) The proposed bracings recommended by Jake Jacobus, Associate Planner/Urban Historian were found acceptable by the Board.
 - 6) Applicant to restudy the finials and remove if possible.
 - 7) Applicant to restudy to have the galvanized metal rail in a darker color.
 - 8) Drought-tolerant landscaping to be used, including in construction/disturbed areas.
- Action:** Gross/Mosel, 7/0/0. Motion carried. (Zink absent).

CONCEPT REVIEW - CONTINUED ITEM

2. 100 W ANAPAMU ST

C-2 Zone

Assessor's Parcel Number: 037-052-0RW
 Application Number: MST2005-00619
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Project Engineer
 Architect: Conceptual Motion

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Third Concept Review. Comments only; project requires Environmental Assessment.)

(4:23)

Present: Lisa Arroyo, City Project Engineer; Edward de Vicente and Josh Monroy, Architects, Conceptual Motion.

Ms. Arroyo stated that the minutes from the previous meetings have been addressed by the applicant.

Public comment opened at 4:45 p.m.

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

Public comment closed at 4:46 p.m.

- Motion:** **Continued indefinitely to Full Board with the following comments:**
- 1) Restudy the crosswalk widths to possibly aid in the alignment problems occurring at numerous intersections.
 - 2) The Board appreciates the overall approach to the project.
 - 3) Save as many of the older mature trees as possible and use the harmonious palette of additional trees.
 - 4) Consistency within each block for the type of tree used is preferred for a more harmonious tree canopy. The mixture of tree species currently under consideration is not acceptable.
 - 5) Pedestrian lighting color and style are acceptable as proposed including the removal of the cobra head lighting fixtures.
 - 6) Landscaping is to match the civil drawings shown on the plans.
 - 7) Plan Sheet L7 - corner market: the applicant is to study more closely a neighborhood community entity element with new paving areas, more landscaping, and benches to accommodate the neighborhood.
 - 8) Plan Sheet L3 - southwest corner: the area noted as new grade paving is to return to new landscaping.
- Action:** Blakely/Manson-Hing, 7/0/0. Motion carried. (Zink absent).

**** THE BOARD RECESSED AT 5:35 P.M. AND RECONVENED AT 5:50 P.M. ****

REVIEW AFTER FINAL

3. 1604 LOMA ST

E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014
 Application Number: MST2006-00600
 Owner: Kieran and Amy Maloney
 Architect: Alex Ugrik

(Review After Final for "as-built" alterations to the front façade of an existing residence under construction. Additional changes include "as-built" alterations to the retaining wall to increase the height from 1.5 feet to 3.5 feet, and landscaping alterations. A zoning Modification is requested for the "as-built" alterations to the front façade located within the front yard setback. The project will result in a 3,181 square foot house on a 10,160 square foot lot in the E-1/R-2 Zones. The proposed total of 3,181 square feet is 77% of the maximum FAR. The project received a previous Architectural Board of Review approval for a demolition and rebuild on 5/21/07.)

(Comments only; project requires Staff Hearing Officer Review for "as-built" alterations within the required front yard setback.)

(5:51)

Present: Alex Ugrik, Architect; Kieran and Amy Maloney, Owners; and Judson Davis, Architect.

Public comment opened at 6:18 p.m.

Brian Hofer and Lori Kari, opposed. Sited overlarge mass, bulk and scale; and various encroachment and unpermitted issues which purportedly do not reflect the plans. A letter was also acknowledged by the Board.

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

A support letter from Paul Ortiz was acknowledged by the Board.

Public comment closed at 6:27 p.m.

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

- 1) The Board finds the requested landscape improvements to be acceptable.
- 2) Applicant to ensure that the landscape plan complies with the landscape policy observing the required percentages where it is not allowed to exceed the amount of turf area as per City standards, and to show such on the plans.
- 3) Regarding the “as-built” alterations above the front entry, also identified as the laundry area where the attic used to be, the Board acknowledges that they previously approved the design for aesthetics prior to realization that the design was in the required setback. The Board, however, cannot provide support or positive comments for increasing the mass in that location as part of the modification request.

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

IN-PROGRESS REVIEW

4. 1015 SAN ANDRES ST

R-2 Zone

Assessor's Parcel Number: 039-242-011

Application Number: MST2006-00438

Designer: Carlos Amaro

Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 4,905 square foot two-story duplex on an 8,000 square foot lot. Unit one is proposed to be 1,728 square feet and a 457 square foot attached two-car garage. Unit two is proposed to be 2,289 square feet and a 431 square foot attached two-car garage.)

(Preliminary Approval granted March 10, 2008.)

Postponed two weeks at the applicant's request.

**** THE FOLLOWING ITEM WAS HEARD OUT OF AGENDA ORDER. ****

CONCEPT REVIEW - CONTINUED ITEM

5. 201 W MONTECITO ST

C-2/R-4/SD-3 Zone

Assessor's Parcel Number: 033-032-006

Application Number: MST2008-00233

Owner: 201 W. Montecito St. LLC

Architect: Mark D. Kirkhart

(Proposal for exterior alterations to an existing 12,700 square foot one-story commercial building to include removal and relocation of existing windows and doors, new window, new doors, exterior lighting, reconfigure the existing parking lot, add planter areas, site walls and a trash enclosure.)

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

(6:54)

Staff announced the revised project description.

Present: Mark D. Kirkhart and Shannon Brooker, Design Arc Architects.

Public comment opened at 7:09 p.m.

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

Public comment closed at 7:10 p.m.

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

- 1) The Board is in favor of the project and finds it generally acceptable as presented.
- 2) The Bird of Paradise plantings off Los Aguajes are to remain.
- 3) Restudy the trash and the AC condensers to accommodate their continued life and location on the front edge of the sidewalk of the street.
- 4) Applicant to return with a rendering of the front elevation with the slit window, perspective, and bonderized metal below.

Action: Blakely/Sherry, 5/0/1. Motion carried. (Manson-Hing abstained; Zink and Gross absent.)

**** THE FOLLOWING ITEM WAS HEARD OUT OF AGENDA ORDER. ****

PRELIMINARY REVIEW

6. 700 BLK E ALAMAR AVE

Assessor's Parcel Number: ROW-002-588
Application Number: MST2008-00258
Owner: City of Santa Barbara Public Works
Applicant: Steve Kaali
Applicant: T-Mobile Wireless
Architect: BMC Communication

(Proposal for installation of a new unmanned telecommunication wireless facility and equipment located within the public right-of-way. The proposal includes a new 38 foot tall wooden pole with three 59 inch panel antennas attached at the top of the pole and painted brown to match. A 48 inch tall power pedestal will be above ground and remaining equipment will be located in an underground (7 x 17 foot) vault.)

(Project requires Findings of No Visual Impacts.)

(7:34)

Present: Steve Kaali, Applicant/Agent for T-Mobile.

Public comment opened at 7:53 p.m.

The following public speakers opposed the proposed project due to the lack of story poles, and the obstruction of the telecommunication power pedestal being aesthetically unacceptable to public views, incompatibility with neighborhoods, and general lowering of the value of homes: James Roberts and Linda Steele, Russell Rogers, Cathy Quijano, Christina Ramirez, Dino Irangos, and Alan Wyner.

An opposition letter from Paula Westbury, and Joshua Kleiner were acknowledged by the Board.

Various opposition emails and letters from Serena Singer, Krista Treide, Paul Deal and Lauren Eusey, Ken Wilson and Larry Carver were acknowledged by the Board.

Public comment closed at 8:14 p.m.

Motion: Denial of the project on the basis that the Board could not make the findings of no visual impacts.

Action: Mosel/Sherry, 5/0/1. Motion carried. (Weinke abstained; Zink & Gross absent).

Board comment: Board member Weinke stated for the record that he agrees with members of the public and he would prefer to require story poles for these types of projects.

**** THE FOLLOWING ITEM WAS HEARD OUT OF AGENDA ORDER. ****

CONCEPT REVIEW - CONTINUED ITEM

7. 303 ROSARIO DR

R-2/SD-2 Zone

Assessor's Parcel Number: 059-212-009

Application Number: MST2008-00397

Owner: Frederick and Esther A. Milstein

Architect: Bob Easton

(Proposal for a two-story addition of 1,254 square feet to an existing 1,612 square foot duplex. The existing, nonconforming 375 square foot two-car garage will be demolished and a new 400 square foot garage will be constructed in its place. One additional uncovered parking space is proposed for a total of two covered and two uncovered parking spaces.)

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

(7:14)

Present: Bob Easton, and Sherry Schmandt, Architects; and Frederick Milstein, Owner.

Public comment opened at 7:24 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of Architecture with the following conditions:

- 1) Landscaping to return to Consent Calendar Review to obtain its preliminary approval.
- 2) The Board would like to see a color board submitted, with colors on the plans, and differentiation between the stucco and wood by a slight variation as the applicant would like to keep it as homogenous as possible.

Action: Sherry/Mosel, 4/0/2. Motion carried. (Blakely and Aurell abstained; Zink & Gross absent.)

ADJOURNMENT:

The Full Board meeting adjourned at 8:17 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 3815 STATE ST G-39****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00245
Owner: Patricia S. Nettleship, Trustee
Applicant: The Conceptual Motion Company
Architect: RSP Architects
Business Name: Solstice

(Proposal for a facade remodel at Solstice sunglass boutique in La Cumbre Plaza. Square footage of tenant space will remain the same.)

(Review After Final for exterior color change to golden straw, golden tan for the trim, and southern vine behind the signage to match the bronze storefront. Project requires Compliance with the La Cumbre Plaza Tenant Design Guidelines.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 235 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-010
Application Number: MST2008-00272
Owner: Leon Allan Olsen

(Proposal to permit seven new metal storage containers for a proposed storage yard, the addition of one on-site parking space, to replace an "as-built" chain-link fence with a new 6 foot black chain link fence along Haley and Garden Streets, an "as-built" 6 foot gate on Garden Street, and new landscape screening on the fence. The proposal will abate the violations of ENF2008-00655.)

(Review After Final to make improvements to the existing gate rather than replacing the gate as originally proposed and approved.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted of the Review After Final.

NEW ITEM**C. 111 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-201-018
Application Number: MST2008-00434
Owner: Lynette Lamere
Architect: Doug Reeves

(Proposal to remove an existing metal roll-up door and replace with new siding and windows to match the existing exterior of the building of an existing commercial building in the C-M Zone. The proposal also includes repainting and a color change of the exterior wood siding.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

FINAL REVIEW**D. 3804 STATE ST****C-P/SD-2 Zone**

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

(Proposal for tenant improvements to the existing Wells Fargo Bank to include alterations to the existing accessible rampway at the rear and provide a new accessible egress lift and guardrail at the State Street entrance. A new stone veneer wall is proposed to match the existing stone wall and to screen the new lift. The proposal also includes a new asphalt overlay to surface existing parking stalls to reduce the existing slope from 3% grade to 2% or less; restripe parking stalls and paint an accessible path of travel from the parking lot to the building. The proposal to repainting the parking stalls will maintain the existing 91 parking spaces of the 91 spaces 4 are accessible spaces.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as noted on Sheet A2.1 of Architecture with the condition that the applicant shall include an additional planter to screen the lift from the State Street view.

Landscaping continued two weeks with the comment that applicant should choose an appropriate species of plant, which will reach a minimum of 87-inches in height, to screen the lift as the current proposed species is a low shrubbery species.

REVIEW AFTER FINAL**E. 1650 MIRA MESA DR****E-1 Zone**

Assessor's Parcel Number: 035-160-021
Application Number: MST2005-00429
Owner: Barbara Toumayan
Architect: Dawn Sherry

(Proposal for a 281 square foot addition to an existing 4,217 square foot single-family residence on a 32,181 square foot lot in the Hillside Design District. The proposal also includes the conversion of a portion of the existing three-car garage to habitable space resulting in a two-car garage and the expansion of the second floor deck by 186 square feet.)

(Review After Final for the addition of a new landscape planter.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted of the Review After Final.

Items on Consent Calendar were reviewed by Christopher Manson-Hing, with the exception of landscaping for Items D and E, which were reviewed by Carol Gross.