



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 20, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:09 P.M.**
BOARD MEMBERS:

- MARK WIENKE, Chair – PRESENT @ 4:27 P.M.
- CHRISTOPHER MANSON-HING, Vice-Chair - PRESENT
- CLAY AURELL – PRESENT AT 3:23 P.M., UNTIL 4:55 P.M.
- JIM BLAKELEY – PRESENT UNTIL 9:29 P.M.
- CAROL GROSS (NORMALLY LEAVES AT 6 P.M.) – PRESENT UNTIL 7:26 P.M.
- GARY MOSEL - PRESENT
- DAWN SHERRY – PRESENT UNTIL 7:13 P.M.
- PAUL ZINK – PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO – PRESENT @ 5:23 P.M. UNTIL 9:26 P.M.

PLANNING COMMISSION LIAISON: BRUCE BARTLETT – PRESENT UNTIL 9:26 P.M.

- 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 folded plans 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.
- 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, October 16, 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 3:09 p.m.

ROLL CALL:

Members present: Weinke, Manson-Hing, Aurell, Gross, Mosel, Sherry, Zink, and Blakely.
Members absent: None.
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 October 6, 2008, as amended.

Action: Zink/Sherry, 5/0/1. Motion carried. (Blakely abstained, Wienke/Aurell absent).

C. Consent Calendar:

The Consent Calendar of October 13, 2008 was cancelled.

Motion: Ratify the Consent Calendar of October 20, 2008. The Consent Calendar was reviewed by Dawn Sherry.

Action: Sherry/Gross, 6/0/0. Motion carried. (Wienke/Aurell absent).

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

Ms. Bedard made the following announcements:

1. Board member Aurell will leave the meeting at approximately 5:00 p.m.
2. Chair Wienke will be stepping down from Items 1 and 3 on the agenda, and on Item 5, 915 E. Anapamu Street he will be stay for quorum purposes and abstaining on the vote.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

1. Board member Manson-Hing inquired about the enforcement case regarding the light fixtures at the Montecito/Castillo Chevron Service Station.
2. Board member Manson-Hing reported on an active enforcement case for McDonalds in which they need to prepare a design solution to screen the exposed "as-built" roof top mechanical equipment.

PRELIMINARY REVIEW**1. 517 W FIGUEROA ST****R-3 Zone**

Assessor's Parcel Number: 039-250-020
Application Number: MST2005-00143
Owner: Steven Johnson
Architect: Mark Wienke

(Proposal to construct a new three-story, nine-unit, 10,026 square foot apartment complex on a vacant 22,497 square foot lot in the R-3 Zone. Each of the nine units would have two bedrooms and balconies. Twenty (20) covered parking spaces will be provided in a 6,920 square foot subterranean parking garage. The project also includes restoration of a swale, a bike path along the access driveway, and riparian restoration for Old Mission Creek. A total of 1,705 cubic yards of cut and fill is proposed. The project includes Planning Commission review for minor changes to an approved building envelope.)

(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 009-05.)

(3:23)

Present: Mark Wienke, Architect; and Steven Johnson, Owner.

Public comment opened at 3:40 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 3:41 p.m.

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

- 1) Study the end unit amenities to take advantage of available outdoor space and light.
- 2) Review the common entry deck to take advantage of opportunities for private space at the entrances, and study the recess of the entry.
- 3) Study the type of glass used.
- 4) Study the glass at arroyo swale for redesign to strive for something of a more timeless nature.
- 5) Restudy the bike path landscaping design to retain landscaping for eventual bike path installation, in addition to type and location of vegetation being proposed. The bike path shall be designed for mature trees and a permanently landscaped swath to encourage future change of the walkway area. Applicant to research with City staff on allowable landscaping vegetation and return with a proposal.
- 6) Review the unit signage for size and location at the pedestrian level to be more compatible with Signage Guidelines.
- 7) Study the street elevation and street hardscape for creating a stronger ground-plane presence at the entrance to the stairway leading up to the units, and the possibility of making a neighborhood-friendly aperture at the view to the arroyo.

Action: Sherry/Aurell, 6/0/0. Motion carried. (Wienke/Mosel stepped down, Aurell absent.)

REVIEW AFTER FINAL**2. 510 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-020
Application Number: MST2007-00302
Architect: Lenvik & Minor
Owner: Byers Family Trust 2002
Applicant: Jack Byers

(Proposal to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Project requires compliance with Staff Hearing Officer Resolution No. 079-07.)

(Review After Final for the addition of an "as-built" accessible lift and "as-built" alterations to the landscaping which involves the removal of one tree.)

(4:20)

Present: Jack Byers, Applicant, Owner, and General Contractor.

Mr. Limón clarified that the accessible lift in the setback is exempt from the requirement for a zoning modification as it is complying with state ADA accessibility for an existing building.

Public comment opened at 4:35 p.m.

- 1) John Denver, opposition: would prefer a wider planting strip adjacent to the parking; concern with massing of accessible lift; a letter from Transportation Staff was submitted by Mr. Denver.
- 2) An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 4:44 p.m.

Staff clarified that the widths of the planting strip along the parking spaces, as shown on the site plan, has been measured and confirmed by staff and has been approved by the Transportation Department for back up and width dimensions of the parking spaces. The Transportation Department was not in support of a wider planting strip at the handicap space or the last parking space as it does not work for required back up and width dimensions.

Motion: Continued one week to Consent Calendar Review with the following comments:

- 1) Add and train landscaping vines on the existing wall edifice of the accessible lift, with the intent for the vines to completely surround the accessible lift. The accessible lift should appear to be a door into a hedge.
- 2) The door to the accessible lift is to be a color to match the front door of the building and darker in color to blend in with the landscaping to surround the accessible lift.
- 3) Introduce a new 42-inch high wood picket fence on the front property line with vines to break up the visual mass of the accessible lift. Replace the existing chain link fence on the west elevation for the first 20 feet at a maximum 42-inch height, extending to the existing taller fence. Landscaping vines to be maintained on both the front and west elevation fences.

Action: Wienke/Sherry, 6/2/0. Motion carried. (Mosel/Zink opposed).

Mr. Limón advised the applicant to seek a temporary Certificate of Occupancy from Larry Cassidy in Building and Safety division to address pending tenant occupancy issues.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 633 DE LA VINA ST****R-3 Zone**

Assessor's Parcel Number: 037-121-007
 Application Number: MST2008-00443
 Owner: Housing Authority of Santa Barbara
 Architect: Christine Pierron

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot in the R-3 Zone. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42-inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a requested modification.)

(4:55)

Present: Christine Pierron, Architect, Skip Szymanski, Santa Barbara Housing Authority.

Public comment opened at 5:01 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 5:01 p.m.

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

ARCHITECTURE:

- 1) The Board understands and finds the encroachment for the arch at the front of building appropriate, and looks for additional detailing and embellishment.
- 2) Study a multi-colored (building) scheme.
- 3) Study the second-story roof connecting the two buildings together.

LANDSCAPING:

- 4) Study and embellish the existing landscape plan to provide a plan for Board review.
- 5) Study the 42-inch wall at the corner of the street, and provide in the landscape plan a usable space on both sides of the wall and a visually interesting character to the building for pedestrians walking on the sidewalk.
- 6) Study whether a canopy tree could be introduced into vicinity of the parking lot.

Action: Zink/Gross, 6/0/0. Motion carried. (Wienke stepped down, Aurell absent.)

The applicant stated there is a large canopy tree on the adjacent property which Board member Mosel reported is pending review for removal by the City.

***** THE BOARD TOOK A 2-MINUTE RECESS AT 5:20 P.M. AND RECONVENED AT 5:22 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**4. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043
Application Number: MST2004-00493
Architect: Jeff Gorrell
Owner: Olive Oil & Gas L P
Applicant: John Price

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

(Second Concept Review. Project requires compliance with City Council Resolution No. 08-084.)

(5:23)

Present: Jeff Gorrell, Architects, Sam Maphis, Landscape Architect, John Price, Owner, and Peter Lawson, Associate Planner.

Staff comments: Mr. Lawson reviewed a memorandum provided to the Board that summarized City Council Resolution, City Council minutes, and the Planning Commission minutes. Additionally, the City Council, on appeal, approved a three story building and provided direction in their Resolution to eliminate a second floor Modification along the north elevation, to restudy the tower element, to work with the Board to reduce the apparent bulk of the building with emphasis on compatibility with the Olive Mill Road neighborhood and study the relationship between the second and third floor setbacks to reduce the apparent bulk of the building.

Public comment of *action* minutes opened at 6:02 p.m.

The following members of the public spoke in opposition:

Michael Vance, Charles Crail, John Wallace, Harry Wallace, Sandy Wallace, Bill Horstman, Robert Burnap, Jim Fabio, Phoebe Alexiades, Jeff Farrell, Juesgen Behr, Tom Bollay, Danny Capris, Roxanne Nomvia, Robert and Kathleen Lorrain, Chris Wilkinson, Tony Fischer for Jim Westby, Delfina Mott, Marco Farrell, Bill Palladini (President of Montecito Association), and Derek Westen, Attorney (an email letter and identical hard copy letter were also acknowledged from Derek Weston).

An opposition email from Jean Von Wittenburg was acknowledged.

An opposition letter from Paula Westbury was acknowledged.

Mr. John Wallace also provided the Board with a copy of City Council minutes from the July 15, 2008, City Council meeting.

The following members of the public spoke in support:

Rob Vance, Leone Murphy, David Pintard, Ed Edick, and Linda Wellner.

Public comment closed at 7:05 p.m.

Dale Francisco, City Council ABR Liaison, clarified City Council action and comments from the final approved minutes at the July 15, 2008 City Council meeting. Mr. Francisco indicated that Council's final motion was to uphold the Planning Commission decision which passed by a 4 to 3 vote. Mr. Francisco read into the record the actual Council minutes. He was in the minority citing his reason for opposing the motion and that some Council members did not want a third floor. The majority of the Council did agree that the apparent mass, bulk, and scale of the project needed to be reduced. Council was reluctant to tell the ABR how to do these reductions.

Staff comments: At the request of the ABR, Mr. Lawson explained the previous actions and changes made by the Planning Commission. Mr. Lawson also reviewed the final minutes and read comments made by Planning Commissioners at their March 20, 2008 meeting.

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

ARCHITECTURE:

- 1) The Board is still satisfied with the direction that the proposed project is going aesthetically, but the Board continues to find problems with the massing of the third story.
- 2) Restudy the pedestrian aspects of the proposed project including the corner condition, the sidewalk, and paseo for more interesting dynamics and nicer aesthetics.
- 3) The Board understands that there is a lack of information regarding the number of tenants for the commercial spaces, but looks forward to future pedestrian-friendly proposals; such as fountains and axial experience. One suggestion is to have more doorways on the south portion of Coast Village Road to allow the ability to have more than one commercial space on Coast Village Road.
- 4) Regarding animation of the street experience: Restudy the type of windows and relationship to the pedestrian experience (window shopping).
- 5) The Board would like to see a focal element as seen from the axis of Jamison Road, such as architectural features, landscaping, a fountain or other element.
- 6) The Board finds that the crosswalk access across the street at the corner is minimal in nature and requests the applicant to re-examine that area.
- 7) Some Board members found the corner jack arch condition for the storefront windows to be acceptable in that they reference the Montecito Inn across the street. Some Board members found it lacked a pedestrian-friendly storefront shopping experience. Applicant to study and return.
- 8) A majority of the Board is concerned with the too prominent trash location and functionality. And it requires more study for solutions regarding different access point for trash removal.
- 9) The Board encourages the applicant to return with simple three dimensional massing studies and provide renderings of all sides of the proposed project. It is also extremely important to show elevations, including streetscape elevations, to show how the proposed project fits into the Olive Mill Road neighborhood.

LANDSCAPING:

- 1) Applicant to study the introduction of more landscaping on the north elevation between the driveway and the building.

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

***** THE BOARD RECESSED FROM 7:09-7:35 P.M. AND FROM 9:26- 9:29 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 915 E ANAPAMU ST****E-1/R-3 Zone**

Assessor's Parcel Number: 029-201-003
Application Number: MST2007-00331
Owner: Charles Crail
Agent: Suzanne Elledge Permit and Plan Service
Architect: Cearnal Andrulaitis

(Proposal to construct 14 two-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,759 square foot parcel in the E-1 and R-3 Zones. The proposal includes one three-bedroom, two one-bedroom, and eleven two-bedroom apartments ranging from 555 to 1,618 square feet, for a total of 15,369 square feet. A total of 3,918 cubic yards of grading is proposed and 31 parking spaces are provided (21 below grade and 10 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The project requires environmental assessment and Staff Hearing Officer review for proposed modifications for less than the required distance between buildings and an oversize garage in the E-1 Zone.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for requested modifications for less than the required distance between buildings and an oversize garage in the E-1 Zone).

(9:28)

Present: Brian Cearnal and Adam Cunningham, Architects; Suzanne Elledge, with SEPPS; Katie O'Reilly-Rogers, Landscape Architect; and Charles Crail, Owner.

Staff presented and explained a memo from the City Environmental Analyst regarding environmental issues.

Public comment opened at 9:50 p.m.

- 1) Paul Tarasick, opposition: concerns with size, scale, and density. Concerns were also expressed regarding traffic and parking during the Santa Barbara Bowl Season.
- 2) Wendy Tarasick, opposition: Traffic and fire concerns on Lowena Drive, and concerns with the SB Bowl considering closing off the end of Lowena Drive.
- 3) Eric Peterson, opposition: privacy issues, size, bulk and scale of the building, and traffic concerns related to the Santa Barbara Bowl.

A letter from Paul Doré, President of Santa Barbara Bowl Foundation, was acknowledged.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 10:01 p.m.

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

- 1) Applicant to resolve the environmental issues with City environmental review staff prior to returning to the Architectural Board of Review.
- 2) Regarding the requested modifications: **a)** The 8-foot roof connection elements work but are technical in nature and does not necessarily add to the aesthetic quality of the building; and **b)** The underground garage has a zero aesthetic impact and is technical in nature.
- 3) Provide 3D aerial, birds-eye views to get a picture of the overall mass.
- 4) Study city requirements for street and sidewalks widths and requirements and how that may affect the over all site plan.

- 5) The current design is too boxy, symmetrical, repetitive, and apartment like. The flat roof is acceptable but a little excessive. Restudy the roof styles and consider a variation of flat roofs and tile roofs.
- 6) To alleviate the starkness provide more variation and articulation between the one and two story massing to provide relief from the excessive massing and relief from the street. Study the stair step approach up the hillside to help reduce massing.
- 7) The Hillside village approach is acceptable, however advises the applicant to restudy the arroyo area in relation to setbacks.

Action: Manson-Hing/Zink, 3/0/1. Motion carried. (Wienke abstained, Sherry/Aurell/Blakely/Gross absent).

CONCEPT REVIEW - NEW ITEM

6. 130 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
 Application Number: MST2008-00450
 Owner: Macerich Company
 Applicant: Conceptual Motion Company
 Architect: Benson & Bohl Architects

(Proposal for 150 linear feet of facade alterations at La Cumbre Plaza Building F, Suites F120 and F127. The proposal will not alter the existing tenant spaces.)

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

(10:33)

Present: Ryan Mills, Conceptual Motion Company.

Public comment opened at 10:34 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged.

Motion: Continued one week to Consent Calendar.

Action: Manson-Hing/Mosel, 4/0/0. Motion carried. (Sherry/Aurell/Blakely/Gross absent).

CONCEPT REVIEW - NEW ITEM

7. 130 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
 Application Number: MST2008-00451
 Owner: Macerich Company
 Applicant: Conceptual Motion Company
 Architect: Benson & Bohl Architects

(Proposal to remodel 273 linear feet of facade alterations at La Cumbre Plaza Building D, Suites D100, D102, and D115. The proposal will not alter the existing tenant spaces.)

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

(10:33)

Present: Ryan Mills, Conceptual Motion Company.

Public comment opened at 10:34 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged.

Motion: Continued one week to Consent Calendar.

Action: Manson-Hing/Mosel, 4/0/0. Motion carried. (Sherry/Aurell/Blakely/Gross absent).

ADJOURNMENT:

The Full Board meeting adjourned at 10:37 p.m.

CONSENT CALENDAR

NEW ITEM

A. 1923 RED ROSE WAY

R-2 Zone

Assessor's Parcel Number: 035-342-004

Application Number: MST2008-00473

Owner: Leonard Pendleton, Revocable Trust

Owner: Charles Wiley

Applicant: Clint Burrey

(Proposal to remove the existing gravel roof and replace with a white 80-mil single-ply PVC membrane roof on an existing four-unit apartment complex. The proposal also includes the addition of new gutters and downspouts.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval with a condition for the color of the proposed gutters and downspouts to match the existing building fascia.

NEW ITEM

B. 630 E MONTECITO ST

M-1 Zone

Assessor's Parcel Number: 017-030-010

Application Number: MST2008-00464

Owner: Southern California Gas Company

Applicant: Jamil Hershawe

(Proposal for installation of a Healy Phase II Enhanced Vapor Recovery System, including the clean air separator tank and protective bollards on an existing commercial property.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued one week due to the applicant's absence.

Items on Consent Calendar were reviewed by **Dawn Sherry**.