



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 21, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:02 P.M.**

BOARD MEMBERS:
 MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present (arrived at 3:33 p.m.)
 PAUL ZINK, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (from 3:00 p.m. to 3:30 p.m. and 6:30 p.m. to 9:31 p.m.)
 TONY BOUGHMAN, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

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.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

1. That on Thursday, May 17, 2007, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of May 14, 2007.

Tony Fisher requested corrections to the minutes for Item #1: 1) presenters; 2) role of ABR; 3) building height definition; unit prices; 4) straw vote count.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 14, 2007, with corrections.

Action: Blakeley/Aurell, 8/0/0. Motion carried. (Wienke did not comment on Item 1.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry.

Action: Manson-Hing/Sherry, 8/0/0. Motion carried.

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

Mr. Boughman announced that due to the Memorial Day holiday ABR will meet on Tuesday, May 29.

E. Subcommittee Reports.

Chair Wienke reported that the Airport Subcommittee met for a review of the airport interior. The Board requested the interior match the exterior Santa Barbara vernacular style. Manson-Hing reported that the color palette is not historical enough for Santa Barbara, and a second review will take place on June 6, 2007.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 25 E MASON ST**

Assessor's Parcel Number: 033-082-012
Application Number: MST2007-00197
Owner: Santa Barbara Beach Properties, LP
Applicant: Robert McCormick

(Proposal to install a broadband wireless telecommunications facility consisting of five antennas installed on the roof of the building inside an existing screen with auxiliary equipment installed inside an existing utility room.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)

(3:40)

Present: Robert McCormick, Applicant.

Public comment opened at 3:42 p.m. and, as no one wished to speak, public comment was closed .

Motion: Final Approval as submitted. The project provides no additional adverse visual impact.

Action: Mudge/Manson-Hing, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 740 DOLORES DR**

E-1 Zone

Assessor's Parcel Number: 035-033-013
Application Number: MST2007-00224
Owner: City of Santa Barbara
Agent: Clearwire Wireless
Agent: PB Telecom

(Proposal to install a broadband wireless telecommunications facility consisting of six antennas installed at heights of 22 and 26 feet on an existing 45 foot tall lattice tower. Auxiliary equipment would be housed in a 4 square foot, 52 inch high ground-mounted cabinet. The site has an existing array of antennas inside a fenced enclosure near the Vic Trace Reservoir.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A FINDING OF NO ADVERSE VISUAL IMPACT.)

(3:45)

Present: Robert McCormick, Applicant.

Public comment opened at 3:49 p.m.

Margaret Nadeau: opposed to additional antennas; electromagnetic health hazards.

Public comment closed at 3:51 p.m.

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

- 1) Verify that existing and previously approved landscape screening is being maintained. Staff to check for zoning violations which may occur based on previous permits.
- 2) Provide additional photos of the enclosure and site from the surrounding area to demonstrate that the project is well screened.
- 3) The Board can not make the finding of no adverse visual impact to the increasing number of antennas being placed on the tower. The applicant shall provide mitigation measures.
- 4) One suggested mitigation is removal of the Cox antenna if no longer used.
- 5) Look to providing screening at the perimeter of the site.

Action: Mudge/Zink, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1727 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 027-111-017

Application Number: MST2006-00529

Owner: Richard A. Suding and Mary Gougeon Trust

Architect: John Gougeon

(Proposal to construct a new single-family residence on a vacant lot. Proposed is a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has a floor-to-lot-area ratio of 0.32.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(4:11)

Present: Richard Suding and Mary Gougeon, Owners.

Public comment opened at 4:22 p.m. and, as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Single Family Design Board with the following comments:

- 1) Show both natural grade and proposed grade per the Single Family Design Guidelines.
- 2) Show that the proposed new hedge height is per city standards and noted on the plans.
- 3) The Board finds that the existing front yard hedge is well maintained and understands that due to its historic age is exempt from height restrictions, applicant is to note this on the plans.
- 4) The design is appropriate for the neighborhood and will blend with the surrounding homes.
- 5) The Board appreciates saving the large specimen cedar tree.

Action: Sherry/Zink, 7/0/1. Motion carried. (Mosel abstained.)

**** THE BOARD RECESSED FROM 4:43 P.M. UNTIL 4:50 P.M. ****

REVIEW AFTER FINAL**4. 308 PALM AVE**

M-1 Zone

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Owner: Jaya and Erin Lozano
Applicant: HFP Architects

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. The proposal includes minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. Development Plan Approval is requested.)

(Review After Final for window changes.)

(5:50)

Present: Joe Ewing, Architect.

Straw vote: How many Board members prefer having windows without muntins? 8/0/0.

Motion: Final Approval of the Review After Final with the following conditions:

- 1) Applicant to replace the existing glass with clear non-muntin insulated glass.
- 2) Revise the sill as shown on page A.D.1, detail 11 to show a 4x6 wood sill member routed as needed to fit. Remove the plant-on plaster sill extrusion as shown on said detail.

Action: Manson-Hing/Sherry, 8/0/0. Motion carried.

***** THE BOARD RECESSED FROM 5:08 P.M. UNTIL 5:29 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**5. 434 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-002
Application Number: MST2006-00541
Owner: Lorenz F. Weidl
Architect: Bildsten and Sherwin Design Studio

(Proposal for a three-unit, three-story apartment building to be attached to an existing 1,707 square foot single-family dwelling. The three units total 5,334 square feet and there would be four two-car garages totaling 1,750 square feet on the lower level. The project includes converting three existing 281 square foot garages to storage space, and a total of 50 cubic yards of grading. Modifications are requested to allow encroachments into the front yard setbacks along West Gutierrez Street and Rancheria Street and to provide less than the required amount of open space.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(5:29)

Present: Ellen Bildsten, Architect.

Public comment opened at 5:40 p.m. and, 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 requested modifications pose no negative aesthetic impact.
- 2) Provide drawings showing railings and balustrades drawn as proposed (wood with wood balustrades).
- 3) Applicant is to study the left elevation of unit #3, at Gutierrez Street to not recess the living room exterior wall.
- 4) Applicant to study resolution details for conditions between the wood pilaster post, headers, and adjacent walls at various locations on the building entries, such as the Rancheria left side elevation.
- 5) Study the balcony on the driveway side above the large garage doors for continued differentiation of planes, and articulation of the elements.
- 6) The Board appreciates the revised project, including the stucco and board-and-batten siding, fenestration, the articulation of the massing and scale, and the revised front unit windows in proportion, detailing, and articulation.
- 7) The Board appreciates the articulation of the entries.
- 8) The Board would prefer a color scheme with differentiation of the building materials: stucco, wood, railings, etc. and a color palette that is not generally brown toned.
- 9) The Board would prefer one or two additional trees on the driveway side, especially closer to the street.
- 10) Provide permeable paving for the driveway. One suggestion is to include a ribbon driveway.
- 11) The Board appreciates the quality doors and windows as proposed.

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

CONCEPT REVIEW - CONTINUED ITEM

6. 1837 1/2 EL CAMINO DE LA LUZ

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-065

Application Number: MST2002-00214

Owner: Herbert Barthels Trustee

Agent: Brent Daniels

Architect: Peikert Group Architects

(Proposal to construct a 1,942 square foot two-story residence with an attached two-car garage on a vacant 23,885 square foot lot located in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. Planning Commission approval for a Coastal Development Permit is required. Building permit issuance is subject to the condition that legal lot access be acquired as outlined in the Certificate of Compliance on record.)

(Fifth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(5:57)

Present: Brent Daniels, Agent; Detlev Peikert, Architect; and April Palencia, Designer.

Public comment opened at 6:18 p.m. The following people spoke with concerns about the project:

Jim Brooke: loss of 50 foot setback; house located near creek.

Stan Krome: bluff location.

Joanna Morgan: loss of views, 75 year setback.

Public comment closed at 6:28 p.m.

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

- 1) Overall, the applicant has accomplished the changes requested in the Environmental Impact Report, and returned with a better project including: reduced height, better integrated with the hillside, better materials, green roof, photovoltaic panels, limited grading, minimizing impact to view from the park, and landscaping.
- 2) The reduced grading is beneficial to the bluff.
- 3) Limit night glow on the ocean side with glazing, reflectivity, and tinting
- 4) Study less reflective stone work, and use of vernacular materials that blend into the landscape. One Board member suggested using a darker wood siding in lieu of the light stone.
- 5) Limit the amount of glazing on the north elevation.
- 6) Correct the sections. The Board reserves the right to withdraw the stated opinions if the sections indicate adverse findings.
- 7) There is concern with the amount of grading down the slope.

Action: Zink/Mosel, 7/1/0. Motion carried. (Mudge opposed.)

CONCEPT REVIEW - CONTINUED ITEM

7. 3815 STATE ST #G-37

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014

Application Number: MST2007-00198

Owner: Patricia S. Nettleship Trustee

Agent: Macerich Company

Business Name: Tiffany & Company

Architect: Cortland Morgan Architecture

Applicant: Conceptual Motion

(Proposal for a facade change for Tiffany & Co. in La Cumbre Plaza.)

(Second Concept Review.)

(7:00)

Present: Neil Dipaola, Agent; Angela Westfall, Architect; and Brian Guze, Tiffany & Company.

Public comment opened at 7:09 p.m. and, as no one wished to speak, public comment was closed.

Straw Votes: How many Board members would rather see the corner as the entry? 1/7/0.

How many Board members would rather see windows in front be transparent glass?
5/3/0.

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

- 1) As per the Board's straw vote, please revise to not have opaque window at the corner condition.
- 2) The Board appreciates the double opening at the tower entry as revised.
- 3) Board appreciates the lighter marble color for the exterior.
- 4) Study the detailing and articulation of the "Mondrian" art wall and provide photo documentation of previous installations of that detail. Overall the Board appreciates the art in public spaces idea, but is concerned that this might not be an appropriate design or location for it.
- 5) Applicant is to provide exterior light fixtures per City standard for downcast lighting.
- 6) The Board appreciates the windows being recessed as shown on the plans.

Action: Sherry/Blakeley, 6/2/0. Motion carried (Manson-Hing and Mosel opposed.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 122 LA PLATA

E-3/SD-3 Zone

Assessor's Parcel Number: 045-211-016
 Application Number: MST2004-00823
 Owner: Barbara A. Scharf
 Agent: Alicia Harrison
 Designer: Andrea Walhof
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 490 square feet to the first floor and a new 827 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing new covered parking. The project would result in a 2,338 square foot residence and a detached 400 square foot two-car carport/garage on a 6,444 square foot lot. The proposal has a floor-to-lot-area ratio of 0.42.)

(COMMENTS ONLY; PROJECT REQUIRES SINGLE FAMILY DESIGN BOARD APPROVAL.)

(8:03)

Present: Alicia Harrison, Agent; Dawn Sherry, Architect; David Shapiro, Owner; and Jaime Limón, Senior Planner.

Public comment opened at 8:29 p.m.

Chair Wienke acknowledged receipt of four letters expressing concerns with the project, fifty-six letters in support of the project, and one letter requesting continued review of the project. Ms. Harrison, agent, submitted 17 additional letters in support.

The following people spoke about the project:

- Mac Bakewell: opposed, plate heights.
- Joe Cantrell: opposed, floor area ratios, mass, bulk, and scale, crowding.
- Michelle Giddens: complies with NPO guidelines.
- Timothy Harding: in favor, enhancement to the neighborhood.
- Tony Fisher, Attorney representing Mac Bakewell: size, bulk, scale, and lack of cross sections.
- Karen Ellen: in favor, adds character and charm.
- Gene Schaefer: opposed, bad design, no improvement to neighborhood.
- Eric Schott: opposed, boxy look, needs more detail, size of trees.

Public comment closed at 8:50 p.m.

Motion: Continued indefinitely to the Full Board, or to the Single Family Design Board at the applicant's choosing with the following comments:

- 1) Provide a more complete drawing packet reflecting the changes and requirements of the Neighborhood Preservation Ordinance (NPO), including dimensions on the elevations and plans.
- 2) Provide information about the closest 20 homes, as required by the NPO.
- 3) The Board understands the size, bulk, and scale, but reserves making a finding for compatibility until review of the 20 closest homes documentation.
- 4) The Board appreciates the 8 foot plate heights and the reduced plate heights for the first and second story.
- 5) Most Board members do not feel the 25 foot roof height is a problem. Some Board members have suggested reducing the plate height.
- 6) Include permeable paving and a ribbon driveway.
- 7) Reexamine the proposed wedding cake design style for a better method of integrating the second-story mass, and reducing the second story.
- 8) Study the 5:12 roof pitch for ways to make it lower.
- 9) Show a trash recycling location.
- 10) Reexamine the entry for a more prominent and pedestrian-friendly street elevation.
- 11) There is concern that building is too boxy and uninteresting. Add architectural design features to improve the appeal.
- 12) Provide a survey showing structure location and site topography.
- 13) Board appreciates saving the large tree in the rear yard. Provide additional large tree landscaping, in the rear, to mitigate the view of the second story addition.
- 14) Implement good neighbor policies where ever possible, such as not having windows looking into neighboring private yards.
- 15) Install stone or brick-veneer finished chimney.
- 16) Implement "green features" where ever possible.
- 17) Provide additional site sections.
- 18) Provide dimensioned drawings.
- 19) Provide increased articulation of the façade.

Action: Mosel/Manson-Hing, 6/0/1. Motion carried. (Mudge abstained. Sherry stepped down.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
Application Number: MST2002-00257
Owner: Santa Barbara Mental Health Association
Applicant: Ann Marie Cameron
Architect: Hochhauser and Blatter
Agent: Suzanne Elledge Permit Processing
Applicant: Carl Steinberg

(The proposed project would consist of a mixed-use development, proposed by the Santa Barbara Mental Health Association, containing 25 low income affordable apartment units for downtown workforce housing, 26 very-low income units for MHA clients, a 4,991 square foot MHA office, a 5,262 square foot Fellowship Club for MHA clients, and a 2,822 square foot office/conference facility intended for governmental agencies or non-profit organizations. A total of 110 parking spaces would be provided in a two level parking garage, including maintenance of 35 spaces for City employees and 6 spaces for the Alano Club. The existing 1,160 square foot office building, four apartment units, 5,212 square foot athletic club and City employee parking lot would be demolished. The discretionary applications required for this project are a Development Plan Approval, Final Community Priority Designation, Lot Line Adjustment, Lot Area Modification and Parking Modification.)

(Review After Final for Fellowship Courtyard revised layout, rooftop equipment (mechanical well), exterior plaster control joints and balcony support bracket detail.)

Continued one week to Consent Calendar with the following comments: 1) provide balcony support detail; 2) correct elevation for proposed control joints.

REVIEW AFTER FINAL**B. 931 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-330-021
Application Number: MST2006-00187
Owner: Oscar R. Ball
Agent: Steve Morando

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace The roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

(Review After Final to widen driveway, remove and replace retaining wall, replace windows and doors, and remodel interior.)

Continued one week to Consent Calendar with the following comments: 1) show windows recessed into wall; 2) show trim on elevations.

REVIEW AFTER FINAL**C. 1604 LOMA ST** E-1/R-2 Zone

Assessor's Parcel Number: 027-152-014
Application Number: MST2006-00600
Owner: Kieran and Amy Maloney
Applicant: Studio G Design
Contractor: Michael Vining

(Proposal for an interior remodel, relocation of windows and doors, and an addition of a 20 square foot front entrance for an existing 2,666 square foot single-family residence with a 490 square foot garage and a 150 square foot storage building on a 10,161 square foot lot in the Hillside Design District.)

(Review After Final for demolition and rebuilding of the residence with minor fenestration changes at rear of residence and west elevation; landscape changes at rear of residence.)

Final Approval as noted with the following comments: 1) use sandstone facing on retaining wall; 2) provide a thicker plaster column at the east elevation covered porch pilaster.

REVIEW AFTER FINAL**D. 2530 MESA SCHOOL LN** E-3/SD-3 Zone

Assessor's Parcel Number: 041-292-039
Application Number: MST2004-00618
Owner: Vanessa Kirker
Applicant: Bill Poehler
Owner: Harry Wright

(Proposal to move an existing garage 6'-6" to the west to allow for new 10' ingress/egress easement to serve a new parcel of a 2 lot subdivision which created a 12,050 square foot lot and a 7,950 square foot lot. A modification was approved for street frontage at Planning Commission. Design Review is a Conditions of Approval by City Council.)

(Review After Final for revised floor plan and window and door placement for the SFR on parcel 2.)

Continued one week to Consent Calendar with the following comments: 1) return with elevations depicting either horizontal or vertical siding; 2) restudy pediment detail over the wider windows.

FINAL REVIEW**E. 1140 GARCIA RD**

E-1 Zone

Assessor's Parcel Number: 029-283-011
Application Number: MST2006-00660
Owner: Jose Elios and Noemi Vaquez
Architect: Jose Esparza

(Proposal for a 217 square foot addition to an existing 2,146 square foot single-family residence with a 383 square foot attached garage on 11,213 square foot lot in the Hillside Design District. The proposal also includes the replacement of the existing 311 square foot second-story deck with a 70 square foot deck addition and a new 463 square foot first-story deck and 100 square feet of new storage on the first-floor.)

Final Approval with the condition that the column cap is to have squared edges.

FINAL REVIEW**F. 12 FRANCISCO DR**

A-1 Zone

Assessor's Parcel Number: 055-141-015
Application Number: MST2006-00313
Owner: Andrew D. Norris III and Sally Sheridan
Designer: Eric Knight

(Proposal for a one-story, 532 square foot addition to an existing 2,634 square foot one-story residence with attached 441 square foot two-car garage located on a 40,595 square foot lot in the Hillside Design District.)

Final Approval as submitted.

REFERRED BY FULL BOARD**G. 40 PINE DR**

E-3/PUD Zone

Assessor's Parcel Number: 049-100-019
Application Number: MST2004-00676
Owner: Justin and Michelle Pawl
Agent: L & P Consultants
Applicant: Michael Stroh

(Proposal to construct a 412 square foot detached two-car garage for an existing 1,686 square foot single-family residence on a 11,216 square foot parcel. This proposal was part of an earlier project approved at Planning Commission on July 20, 2006: Proposal to merge and resubdivide two existing parcels. One parcel is presently 15' wide & 129.7' long (1,942 SF) and provides access to the second parcel (20,839 SF). Resubdivision would result in 2 parcels, one 11,216 SF and the other 11,565 SF.)

(Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-06.)

Final Approval with the condition that the applicant is to provide a photo of existing trees to remain in rear yard for staff verification.

CONTINUED ITEM**H. 1502 SAN ANDRES ST** C-P Zone

Assessor's Parcel Number: 043-251-017

Application Number: MST2007-00166

Owner: Moralez Property Enterprises Incorporated

(Proposal to install a new ADA entrance door, add windows to replace the existing bay doors and reconfigure the existing parking area.)

Postponed at the applicant's request.

NEW ITEM**I. 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 tenant improvement in space G-139 in La Cumbre Plaza.)

Continued one week to the Consent Calendar with the following comments: 1) applicant is to return with accurate depiction of new façade design including roof cap, fascia, awning, storefront details and hardware, and exterior finishes; 2) provide an accurate section drawing through proposed storefront showing proposed awning and its relationship to the new storefront.

REFERRED BY FULL BOARD**J. 1011 ARBOLADO RD** E-1 Zone

Assessor's Parcel Number: 019-241-023

Application Number: MST2006-00199

Owner: Jackintell Living Trust 6/14/98

Applicant: Pacific Coast Civil

(Proposal to construct a new driveway to the existing home at 1011 Arbolado Road. The proposal includes the construction of retaining walls with safety railing along both sides of the driveway, the removal of one oak tree within the road right of way, and approximately 55 cubic yards of cut and 55 cubic yards of fill grading on the 15,833 square foot lot in the Hillside Design District. A modification is requested for retaining walls and railings over the maximum allowed height.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted.

**** MEETING ADJOURNED AT 9:31 P.M. ****