



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 10, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

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

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (left at 7:52 p.m.)
 MICHELLE BEDARD, Planning Technician, Present
 GLORIA SHAFER, 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	Master Application & Submittal Fee - (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.

GENERAL BUSINESS:

A. Public Comment.

No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 27, 2007, with corrections.

Action: Mosel/Zink, 6/0/0. (Wienke abstained from Item 6, Manson-Hing abstained. Aurell absent.)

C. Consent Calendar.

1. Ratify the Consent Calendar of September 4, 2007.

Motion: Ratify the Consent Calendar, all items reviewed by Dawn Sherry, with the exception of Items H and I reviewed by Randy Mudge.

Action: Sherry/Mudge, 7/0/0. Motion carried. (Aurell absent.)

2. Ratify the Consent Calendar of September 10, 2007.

Motion: Postpone ratification of the Consent Calendar until later in the meeting to allow review of landscape for Item B, 199 N. Hope.

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

(8:59)

Motion: Reopen Consent Calendar of September 10, 2007.

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

Motion: Ratify the Consent Calendar, all items reviewed by Dawn Sherry with the exception of the landscaping for Item B reviewed by Randy Mudge.

Action: Mosel/Mudge, 6/0/0. Motion carried. (Aurell absent.)

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

1. Ms. Bedard made the following announcements:

a) Aurell will be absent.

b) Requested that the Board be mindful of scheduled times.

c) Mesa Shopping Center tree removal: staff determined that there are protection measures for the trees along Meig's Road and Cliff drive adjoining McDonald's and for the palm tree in front of the Mesa Café; approval was received for the removal of all other trees.

2. Mr. Limón reported that the ABR will receive debriefing about the joint work session of the City Council and Planning Commission which is taking place today. A location on the web and tape will be available for the discussion of the General Plan and Building Height discussion.

3. Chair Wienke announced a meeting on Wednesday of the semi-annual Advisory Board lunch. Due to scheduling conflict requested the Vice-Chair attend.

4. Board member Zink will step down from Item #4.

E. Subcommittee Reports.

No report.

F. Possible Ordinance Violations.

No violations reported.

PRELIMINARY REVIEW**1. 1642 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-172-020
Application Number: MST2004-00713
Owner: Robert Whitehead
Applicant: Joaquin Ornelas
Agent: Green and Associates

(Proposal to construct a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone.)

(Fifth Review Hearing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 014-06.)

Time: 3:29

Present: Joaquin Ornelas, Terri Green, Agent; Jan Hubbell, Project Planner, City of Santa Barbara.

Staff comment: Ms. Hubbell reported that the Board's comments at the last meeting are reversing the Planning Commission Resolution. Ms. Hubbell stated that in June the Planning Commission was comfortable with the exterior atrium in the setback. Chair Wienke, responded that the Board does not approve of encroaching into setbacks.

Public comment opened at 3:56 p.m. The following people spoke in favor or opposition:

Jon Kauffman, neighbor: neither. Windows are larger than previously presented; concerned about trees along northwest property line.

Paula Westbury: opposed. Not appropriate to the Mesa.

Public comment closed at 4:02 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) There is continued concern with the proximity of the atrium on the east elevation; therefore, the Boards found a potential problem meeting NPO Guidelines. It is suggested that the hallway that provides access to the guest bedroom and the gathering area be internalized as a possible solution.
- 2) There is concern that the windows on the east elevation possibly do not meet NPO requirements as they are too large with a sill height that is too low. The Board suggests smaller windows with a sill located higher to ensure privacy neighbors.
- 3) Applicant is to verify species and locations of all trees on the project site and the neighboring property. Note the location of existing apple trees, possibly located at the north property line retaining wall.
- 4) As shown on the plans, the thickened walls and front deck cable rails were appreciated.

5) The Board looks forward to continued break up of the masses on all elevations, especially of the second-story, east elevation.

Action: Mosel/Mudge, 5/2/0. Motion carried. (Aurell absent. Zink, and Manson-Hing opposed: second-story requires a greater buffer from the property line due to the elevation styling.)

PRELIMINARY REVIEW

2. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of landscaping.)

Time: 4:26

Presenters: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katie O'Riley-Rogers, Landscape Architect; Irma Unzueta, Project Planner.

Staff comment: Ms. Unzueta, Project Planner: reported that the 1989 Conditions of Approval for the CUP for Villa Riviera required 10 parking spaces; although 11 parking spaces are currently being provided, therefore, the applicant will be required to provide eleven spaces and signage indicating which spaces are designated specifically for the Villa Riviera facility. The Conditions of Approval also required that signage was to be provided directing deliveries to a location other than Grand Street. Ms. Unzueta stated that the current development proposal for workforce housing does not include Villa Riviera, nor does it include the R-2 lots above the proposed project site. The areas were included as part of the overall process for the project in order to adjust the zone line to follow the property line to avoid split zoning on the properties and to make the R-2 more conforming as to lot area, but are not a part of the current development project associated with workforce housing. With respect to questions regarding parking for the proposed project, Ms. Unzueta commented that an EIR was prepared for the project which analyzed the parking requirement and demand and concluded that 265 parking spaces proposed by the project exceeds the demand.

Public comment opened at 4:45 p.m. The following people spoke in favor or opposition:

Jan Winford, neighbor: opposed.

Paula Westbury, resident: opposed.

Tony Fisher, St. Francis Friends and Neighbors: opposed.

Public comment closed at 4:52 p.m.

Board comment: Mr. Mudge suggested forming a subcommittee for the review of the landscape. Mr. Manson-Hing suggested that the applicant provide 4 sets of landscape plans, with staff providing the fourth set Mr. Mudge for his review in advance of the meeting. It was the consensus that at future meetings the landscape and buildings will be reviewed together, with a fourth set of landscape plans submitted for Mr. Mudge's advance review.

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

- 1) As to the landscape: The Board appreciates the information presented by the applicant, and the applicant's request for additional information on requirements, in preparation for Preliminary Review.
- 2) Provide a larger scale landscaping plan showing all tree and plant species. Limit the use of palms as much as possible. Lawn on steep slopes is not encouraged.
- 3) Provide play areas wherever possible.
- 4) Provide larger presentations of the plaza and landscaping areas for review of finishes and paving patterns as they apply to the surrounding areas.
- 5) Provide the general contour of elevations or elevation changes of the landscaping areas.
- 6) Provide photographs of opposite streetscapes.
- 7) Provide images, and finish descriptions of guardrails, walls, and other details.
- 8) Provide paving layouts and systems, including: planting pockets, fences, walls, and privacy screens, such as hedges.
- 9) Provide significant trees in appropriate places to help relieve the visual building mass.

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

PRELIMINARY REVIEW

3. 929 E CANON PERDIDO ST

R-2 Zone

Assessor's Parcel Number: 029-315-010
 Application Number: MST2007-00264
 Owner: John Rodriguez
 Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 287 square foot attached garage. There is an existing 1,193 square foot two-story single-family residence and attached 267 square foot one-car garage which will remain on the 5,000 square foot lot.)

(Preliminary Approval is requested.)

Time: 5:46

Presenters: Jose Esparza, Architect; Johnny Rodriguez and Robert Lua, Owners.

Staff comment: Jaime Limon, Design Review Supervisor, reported that there was a discrepancy of the project description concerning changes made to reduce the scale and scope of the project, and advised the Board to not take action until the item is properly placed on an agenda with a correct description. Public comment opened at 5:57 p.m. The following people spoke in favor or opposition:

John Dewey, resident: opposed.

Christing Neuhauser, resident: opposed.

Jennifer Bailey, resident: opposed.

Terri Bartlett, representing the Da Ros: opposed.

Paula Westbury: opposed.

Public comment closed at 6:07 p.m.

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

- 1) Confer with the Transportation Division regarding driveway locations for the existing and proposed residence.
- 2) Confer with Planning Division regarding the potentially too narrow curb cuts.
- 3) The applicant is to continue upgrading the existing front unit. The Board would prefer a 2 piece "S" mission roof tile on the both units with more traditional detailing, such as tongue and groove porch ceiling, stained wood, wood post and beams at the front porch area. Prior to returning, the applicant is to consult with a Structural Engineer for a structural analysis and diagrams determining the amount of retrofit required for "S" tile installation.
- 4) The use of exposed wood rafter tail is appreciated.
- 5) The Board would prefer to see the stone retaining wall at the new unit to be of equal or better condition to match the existing stone veneer of the sidewalk retaining wall.
- 6) Include on the site plan one or more significant canopy trees in the front yard, particularly between unit B and the unit A driveway, and three trees along Alisos. Palm trees are not acceptable.
- 7) Study the use of trellises and other devices that might help add landscaping to the east elevation facades.
- 8) Provide quality stained wood carriage and entry doors which add a level of authentic, traditional detail to the existing and proposed buildings.
- 9) Review any landscaping and/or fencing that may be required on the sidewalk retaining wall.

Action: Sherry/Zink, 7/0/0. Motion carried. (Aurell absent.)

******* THE BOARD RECESSED FROM 6:32 P.M. UNTIL 6:48 P.M. *******

CONCEPT REVIEW - NEW ITEM**4. 1960 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-009
 Application Number: MST2007-00429
 Owner: Levon Investments LLC
 Applicant: Ken Sorgman

(Appeal of Denial at Sign Committee. Original proposal presented to the Sign Committee for a 33 square foot wall sign with 16 inch letters for the Santa Barbara Bank and Trust. Exceptions are being requested to allow the tenant to exceed the maximum letter height of 12 inches and to exceed the maximum allowable square footage for the sign. The proposal is subject to the Mesa Center sign program.)

(Sign Appeal Hearing.)

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

Time: 6:49

Presenters: Ken Sorgman, Applicant; Marilyn Leafdale, Investec; Chris Kolberg, Santa Barbara Bank & Trust.

Sign Committee Comments: Paul Zink, Sign Committee Representative, reported that Sign Committee Denial was the result of a vote of 3/1/0. One Board member could support the request for 16-inch lettering, three Board members were opposed to setting a precedent differing from the 12 inch letters as require by the Sign Ordinance. Mr. Zink stated that the Ordinance allows a variance for one letter or one symbol to be slightly larger.

Public comment opened at 6:56 p.m. The following individual spoke in favor or opposition:

Paula Westbury: opposed.

Public comment closed at 6:56 p.m.

Mr. Limon reported that specific grounds and findings must be met in order to grant an exception:
 a. exceptional or extraordinary circumstances applicable to the property involved; b. will not be materially detrimental to the public welfare or injurious to other properties or improvements in the vicinity; c. complies with the intent of sign ordinance.

Motion: To Deny the Appeal with the following comments:

- 1) The Board is unable to make findings allowing exceptions to the Sign Ordinance.
- 2) Although some Board members find that allowing 14 inch letters may provide a better scale for this location, that finding is not sufficient to allow the requested exception to the existing Sign Committee Ordinance.
- 3) The Board finds that allowing larger signs in this location would create a detrimental circumstance to other businesses in the shopping center.

Action: Mudge/Mosel, 6/0/0. (Aurell absent. Zink stepped down.)

CONCEPT REVIEW - CONTINUED ITEM**5. 333 C W COTA ST****R-4 Zone**

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

(Proposal to permit an "as-built" conversion of 365 square feet of attic space to habitable space in a previously approved studio unit located on the second-floor of a 3,037 square foot two-story triplex. Modifications are requested for an "as-built" uncovered parking space to be located in the front yard setback, to provide 5 rather than the required 6 parking spaces, and for a hedge to exceed 3.5 feet at the front property line to screen the uncovered parking space.)

(COMMENTS ONLY. PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF MODIFICATION.)

Time: 7:17

Presenters: Trish Allen, Agent; Katie O'Riley-Rogers, Landscape Architect.

Mr. Limón, Design Review Supervisor, reported that he served as Staff Hearing Officer for the review of this item. After considering the applicant's request, Mr. Limón's direction was removal of the perimeter hedge, due to height precedence; direction was also to limit fencing to a small area rather than a perimeter fence around the entire site. Staff is supportive of a permanent fence enclosure for the front parking space, and prefers a fence or wall as a noise control solution rather than a hedge.

Public comment opened at 7:37 p.m. The following individual spoke in favor or opposition:

Paula Westbury: opposed.

Public comment closed at 7:40 p.m.

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

- 1) The Board supports the existing hedge above the existing stone veneer wall, as indicative of the neighborhood. It is preferred that hedge be trimmed and maintained at 42 inches above the stone wall.
- 2) The Board could support a fence, in the style presented in the drawings, at a height not greater than 42 inches high and hidden from pedestrian view by the hedge. Provide a 45 degree notch at the fence corner to enhance visibility. Locate the center rail on the interior side of the parking fence.
- 3) The Board is concerned that the area between the parking space and fence is narrow at 1 foot wide; therefore the applicant is to study using a vine attached to the fence in lieu of hedge in that location.

Action: Mudge/Mosel, 6/0/1. Motion carried. (Aurell absent. Zink abstained.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1107 E COTA ST A****R-2 Zone**

Assessor's Parcel Number: 031-190-032
Application Number: MST2003-00236
Owner: Jeffrey B. Lockwood
Architect: Alex Pujo
Applicant: Jane Gray

(Proposal for a one-lot subdivision to convert three existing detached single-family residential units to condominiums. The addresses are 1107 A and 1107 B E. Cota and 618 N. Voluntario. The units were built in 1999 and there are no alterations or improvements proposed. Each unit is a three-bedroom unit with an attached two-car garage. The net square footage for the three units is 3,970 square feet.)

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

(PROJECT REQUIRES CONDO CONVERSION ORDINANCE FINDINGS.)

Time: 7:52

Presenters: Jane Gray, Applicant/Agent; Alex Pujo, Architect; Jeffrey Lockwood, Owner; Chuck McClure, Landscape Architect.

Public comment opened at 8:01 p.m. The following people spoke in favor or opposition:

David Benton, adjacent neighbor: neither. Concerned about density, noise, traffic.

Paula Westbury, resident: opposed.

Public comment closed at 8:07 p.m.

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

- 1) The Board finds the trash enclosure location between Units A and B to be an appropriate solution.
- 2) The Board supports the condo conversion based on the application as proposed.
- 3) The stamped concrete at the driveway is good improvement.
- 4) Provide evidence of existing way finding to Unit B from Voluntario and Cota Streets.
- 5) Provide a new design for the existing mail box structure.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1111 E COTA ST****R-2 Zone**

Assessor's Parcel Number: 031-190-031
Application Number: MST2007-00391
Owner: Jeffrey B. Lockwood
Applicant: Jane Gray

(Proposal for a one lot subdivision to convert three existing detached single-family residential units to condominiums. The addresses are 1111 E Cota, 620 A and 620 B North Voluntario. 1111 East Cota was built in 1924; the additional units were built in 1999. There are no alterations or improvements proposed. Each unit is a three-bedroom unit with an attached two-car garage. The net square footage for the three units is 4,262 square feet.)

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

(PROJECT REQUIRES CONDO CONVERSION ORDINANCE FINDINGS.)

Time: 8:20

Presenters: Jane Gray Applicant/Agent; Alex Pujo, Architect; Jeffrey Lockwood, Owner; Chuck McClure, Landscape Architect.

Public comment opened at 8:27 p.m. The following individual spoke in favor or opposition:

Paula Westbury: opposed.

Public comment closed at 8:29 p.m.

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

- 1) Relocate the trash enclosure out of the setback.
- 2) Redesign and show all landscaping existing and relocation areas.
- 3) The existing redwood tree at the rear of 1111 Cota appears in poor condition. On the landscape plan, provide an additional tree in the vicinity, and additional tree across the driveway.
- 4) Redesign and rebuild mailboxes and show plans for both locations.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 23 W MICHELTORENA ST****C-2 Zone**

Assessor's Parcel Number: 039-071-004
 Application Number: MST2006-00607
 Owner: George R. Walseth
 Architect: Edwards-Pitman

(Proposal to construct an addition and to remodel an existing one-story dental office to result in a three-story mixed-use building consisting of one residential condominium and one non-residential condominium. The proposal would add a new 1,778 square foot residential unit by converting a portion of the first-floor for an entry, storage, and stairway, and adding a 1,381 square foot second-floor and a third-floor 102 square foot loft and 237 square foot roof deck. The project is located on a 1,875 square foot parcel. Parking would be provided by the existing three uncovered spaces in the rear shared parking lot. Staff Hearing Officer approval of a Tentative Subdivision Map is requested.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP.)

Time: 8:31

Present: Thomas Beaudette, Architect.

Public comment opened at 8:39 p.m. The following individuals spoke in favor or opposition:

Chair Wienke read into the record a public comment letter from Edward Danner stating his concerns.

Paula Westbury: opposed.

Public comment closed at 8:42 p.m.

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

- 1) The Board is please with the proposal, however, there is concern with the northeast and northwest corners as they abut the one story elements, particularly the roof-scape and the roof deck line as both facades appear very cut and unfinished as they address the one story buildings.
- 2) Some board members are concerned that the overall height of the north elevation could be diminished, especially at the front to mitigate its size relationship to the one story buildings.
- 3) The Board finds the south elevation to be more successful in the use of roofscape, and plate heights.
- 4) Some board members were concerned with the lack of one story presence on the north elevation. Study ways to break up the façade with more significant one story elements, such as moving the roof deck back.

Action: Zink/Mosel, 7/0/0. Motion . (Aurell absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1140 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-011
Application Number: MST2006-00660
Owner: Jose Elios and Noemi Vasquez
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.)

(Review After Final to revise proposal to convert the existing carport to a garage.)

Final Approval as noted on the plans.

FINAL REVIEW**B. 199 N HOPE AVE****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-240-023
Application Number: MST2007-00016
Owner: Roman Catholic Archbishop of Los Angeles
Applicant: Raj Narayanan
Architect: Concorde Consulting Group
Business: Calvary Cemetery

(Proposal for grading in the northeast corner area of cemetery that has not been developed. The proposal would spread grave spoils to provide a gently sloping area and involves 2,478 cubic yards of combined cut and fill grading on site with no import or export, and the construction of a stormwater drainage system. This parcel, the "Calvary Cemetery", is on the City's List of Potential Historic Resources. The resources on this property include the Stations of the Cross, Crypt, Mausoleum, and earthquake sinkhole.)

(Project received Preliminary Approval on March 12, 2007. Final Approval is requested.)

Final Approval as noted on the plans.

FINAL REVIEW**C. 727 WESTWOOD DR****E-1 Zone**

Assessor's Parcel Number: 041-202-009
Application Number: MST2006-00536
Owner: Adeline J. Ratliff
Designer: Robert Stamps

(Proposal for approvals and permits for "as-built" work including 460 square feet of additions, a patio, and a retaining wall. A modification is requested for less than minimum required building separation. The 2,143 square foot single-family residence, including detached two-car garage, is located on a 13,548 square foot lot in the Hillside Design District.)

(Project received Preliminary Approval on August 13, 2007. Final Approval is requested.)

Final Approval as submitted.

REVIEW AFTER FINAL**D. 302 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-023
Application Number: MST2006-00403
Owner: Tarlow Family Trust
Business: Westcom

(Proposal to add two walk-up ATM machines on the north side of the building next to parking lot with associated security lighting.)

(Review After Final for addition of 3 parking lot lights to match existing.)

Final Approval as submitted.

NEW ITEM**E. 1819 CLIFF DR C****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-013-002
Application Number: MST2005-00426
Owner: Ernest J. Panosian, Trust
Applicant: Kip Bradley
Applicant: Michael Blackwell

(Proposal to reactivate an expired ABR Approval to install an unmanned wireless telecommunication facility in an existing commercial building with an existing wireless facility. Six new antennas are proposed for the new facility. Four of the antennas are proposed to be mounted to the wall inside an existing cupola, and two antennas are proposed to be located inside the existing mansard roof. The proposed antennas will not be visible to the public. This project received Final ABR Approval on September 12, 2005.)

(The project received ABR Approval in September 12, 2005. The project approval expired September 12, 2006.)

(Applicant is requesting to have Final ABR Approval reinstated.)

Final Approval as noted on the plans.

REVIEW AFTER FINAL

F. 3443 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-005
Application Number: MST2005-00743
Owner: Thomas E. and Katherine M. Dunlap, Jr.
Architect: Dawn Sherry
Landscape Architect: Kathryn Dole
Agent: Alicia Harrison

(Proposal for removal of an existing swimming pool, for hardscaping alterations over the pool location, and as-built minor repairs to existing rear stairway and deck. The proposal includes 130 cubic yards of cut and fill grading. The single-family residence is located in the Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested.)

(Review After Final for demolition and relocation of existing entry gates, columns and driveway; relocate existing entry way light fixtures and associated electrical box; construction of a new 8 foot plaster wall; and landscaping review.)

Postponed one week at the applicant's request.

***** MEETING ADJOURNED AT 9:18 P.M. *****