



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 24, 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, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present
 DAWN SHERRY, Present
 PAUL ZINK, Absent

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 MICHELLE BEDARD, 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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></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>

GENERAL BUSINESS:

A. Public Comment:

Tony Fisher: Minutes should reflect public comment in greater detail.

B. Approval of the minutes of the Architectural Board of Review meeting of September 10, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 10, 2007, with corrections.

Action: Manson-Hing/Mosel, 6/0/0. Motion carried. (Aurell abstained. Zink absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar of September 17, 2007 was reviewed by Dawn Sherry with the exception of Item E reviewed by Christopher Manson-Hing.

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

Motion: Ratify the Consent Calendar. The Consent Calendar of September 24, 2007 was reviewed by Sherry with the exception of the landscaping for Items D, E, F, H, and J reviewed by Randy Mudge.

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

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

1. Ms. Bedard made the following announcements:

- a) Item 1, 1642 Shoreline Drive, is postponed indefinitely at the applicant's request.
- b) Board member Zink will not attend the meeting.

E. Subcommittee Reports.

Manson/Hing: Reported on the September 14th Lower Mission Creek Design Subcommittee meeting.

Blakeley: Arts Commission: Sister City, Puerto Vallarta, Mexico, has donated a boardwalk statue for installation in Santa Barbara.

F. Possible Ordinance Violations.

No reported violations.

DISCUSSION ITEM:**(3:40) PLAN SANTA BARBARA UPDATE**

Long Range Planning Staff: John Ledbetter, Principal Planner.

Mr. Ledbetter provided a Community Input Summary Report evaluating results of comments received from the public at Plan Santa Barbara presentation meetings. Mr. Ledbetter responded to questions from the Board.

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)

(Sixth Review Hearing.)

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

Item 1 was postponed indefinitely at the applicant's request.

****** THE BOARD RECESSED FROM 4:13 P.M. UNTIL 4:24 ******

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 THE CITY COUNCIL ON DECEMBER 19, 2006.**)

(Review of K units and Landscaping.)

(4:25)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katie O'Riley-Rogers, Landscape Architect.

Public comment opened at 4:46 p.m. The following individual(s) spoke in favor or opposition:

Cheri Rae: opposed; concerns with buildings, shuttle, and landscaping.

Tony Fisher, representing St. Francis Friends & Neighbors: opposed. Documents submitted: Planning Commission Resolution for Villa Riviera, City of Santa Barbara solar photovoltaic pamphlet, photographs of several height elevations. Concerned with building height incompatibility.

Jan Winford: requested the board conduct a site visit. Documents submitted: photographs of vehicles in Villa Riviera entrance.

Sydney Siemens: opposed; concerns with exterior lighting.

Public comment closed at 4:58 p.m.

Mr. Cearnal requested that discussion focus on the new construction as repeated discussion of Villa Riviera is time consuming. Mr. Manson-Hing agreed that discussion will be confined to the ABR's purview as the Villa Riviera CUP is the Planning Commission's purview.

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

- 1) The preliminary landscaping plan appears to be going in right direction.
- 2) Further development of fences, guardrails, additional planting pockets at the base of retaining walls, exterior lighting, and refinement of the hardscape surfaces is encouraged.
- 3) Planting more significant trees at the northern perimeter of the upper lot is encouraged (at the central portion where the upper lot accesses the lower lot) to help mask the adjacent buildings. Study having a planter at the midway point of the central area stairs. Provide evidence that landscaping work has been coordinated with civil work to allow installation of significant trees.
- 4) Provide facilities enabling individual owners to install landscape irrigation.
- 5) Study consolidating the narrow landscape planters adjacent to parking areas for greater efficiency.
- 6) Return to Full Board for review of the upper lot architecture.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3885 & 3887 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Numbers: 051-022-012 & 051-022-033

Application Number: MST2004-00801

Owner: George Armstrong for Cleo Purdy Trustee

Architect: Barry Berkus

(This is a revised project reducing the amount of commercial space and number of residential units. The project consists of a merger of two parcels, demolition of an existing 4,990 square foot motel and 22,250 square foot office building and the construction of new mixed-use three-story buildings. The project includes three commercial spaces (totaling 6,234 net square feet) and 44 residential units on a proposed lot of 62,331 square feet (1.43 acres). The residential units consist of thirty-one market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable one-bedroom units. A total of 109 parking spaces are proposed (82 underground and 27 surface spaces).

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP.)

(5:45)

Present: Barry Berkus, Architect; Doug Singletary, Architect.

Public comment opened at 6:16 p.m. The following individual(s) spoke in favor or opposition:

Chair Wienke read written comments submitted by Judy Orias.

James Kahn: concerned about density, narrow street, massive project.

Public comment closed at 6:28 p.m.

Straw vote: how many Board members believe the second living area requires additional study, or think of it as 2 bedroom unit? 4/0/0.

Straw vote: how many Board members feel the project is too massive? 4/0/0.

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

- 1) The overall massing and density appears too large.
- 2) The Board likes the direction of the new mixed design styles and appreciates the project being set back from the property corners.
- 3) The size and layout of units A and C are potentially problematic with the extra living room area. This layout could be interpreted as two bedroom units which may lead to potential problems with the parking design.
- 4) The applicants are encouraged to look for design solutions that may require removal of roof covers for the third level decks to reduce the scale and massing.
- 5) There is some concern with the commercial parking. Study the location and number of centrally located commercial parking spaces and consider more commercial parking in the center as opposed to rear of the lot,
- 6) Study the building separation and the widths of the walkways between the units to increase window privacy.
- 7) Study increased use of "skyways" to reduce the appearance of a single continuous building.
- 8) Applicants are encouraged to study an increased setback of the front arcade to maximize the amount of landscaping area of State Street.
- 9) The applicant is to return with a landscape plan showing planting along the western property driveway/street and incorporating the existing trees on neighboring property. The board looks for a more street/alley tree design in that location.
- 10) There is concern with the number of office space. Study mixed uses other than commercial to incorporate uses by residents.
- 11) Study making the plaza more pedestrian friendly.

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

***** THE BOARD RECESSED FROM 7:09 P.M. TO 7:30 P.M.*****

CONCEPT REVIEW - CONTINUED ITEM: PUBLIC HEARING**4. 627 W ORTEGA ST****R-3 Zone**

Assessor's Parcel Number: 037-101-003
Application Number: MST2007-00179
Architect: Jose Esparza
Owner: Sergio Verduzco

(This is a revised project. Proposal to demolish an existing 705 square foot house and 168 square foot garage and construct and new two-story duplex. The project will consist of build two new three-bedroom units totaling 2,339 square feet on a 5,625 square foot lot. Unit A is proposed to be 1,201 net square feet and will include an 84 square foot second-story deck and a 39 square foot porch. Unit B is proposed to be 1,138 square feet and will include an 84 square foot second-story deck and a 15 square foot porch. Each unit will include an attached two-car garage. A modification is requested for the garage encroachment into the side-yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL REVIEW AND STAFF HEARING OFFICER APPROVAL OF MODIFICATION.)

(7:30)

Present: Jose Esparza, Architect.

Public comment opened at 7:44 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a landscape plan.
- 2) Study the following details: a. recessed and better proportioned doors and windows; b. elimination of the long roof ridge on the second level to break up the mass; c. the attic ventilation louvers are too close to window surrounds; d. study the west elevation balconies of the second story to look better and to not have the heavy plaster end conditions as shown on drawings.
- 3) Provide photographs of the eastern and western neighboring properties from the proposed second story. Study the location and size of the second floor windows on the east and west elevations with regard to privacy considerations and avoid large looming windows over the adjacent properties.
- 4) The Board is still concerned with the large relentless second story roof ridge. Provide roof articulation.
- 5) The Board is concerned with the lack of street presence of the front façade. The proposal lacks the charm giving elements of the neighborhood. Provide greater charm giving elements at the unit entries. Study window placement, and window light divisions.
- 6) There is concerned with the large private outdoor spaces that cantilever over the garage, as they appear too massive for the building size.
- 7) The applicant is to return with a design showing various sizes of modulation of plane and massing to the facades, especially on the east and west elevations.
- 8) There is concern with the east elevation three foot garage setback and the lack of architectural design on the garage elevation which could appear relentless to the neighboring property.
- 9) When returning with a landscape plan, pay particular attention to the property line on the western edge where the three foot setback modification is requested.

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

PRELIMINARY REVIEW**5. 1200 VISCAINO RD****E-1 Zone**

Assessor's Parcel Number: 019-210-018
Application Number: MST2006-00686
Owner: SGC Revocable Trust
Applicant: David Ferrin

(Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project proposes a modification to provide less than the required 1,250 square foot open-yard.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 032-07 FOR APPROVAL OF A MODIFICATION.)

(7:55)

Present: David Ferrin, Applicant.

Public comment opened at 8:04 p.m. The following individual(s) spoke in favor or opposition:

Geneva Chevas: opposed.

Public comment closed at 8:09 p.m.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar with the following conditions and comments:

- 1) The applicant is encouraged to continue studying the media room and master bedroom extensions for continued compatibility with the Prairie style.
- 2) Show all easements from Viscano Road.

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

FINAL REVIEW**6. 1133 HARBOR HILLS LN****E-1 Zone****(7:45)**

Assessor's Parcel Number: 035-314-013
 Application Number: MST2006-00756
 Owner: Afra Guity and Pira Shafe Guity
 Designer: Jason McCann
 Architect: Shubin & Donaldson

(Proposal for remodeling and a 1,200 square foot addition to an existing two-story 2,707 square foot residence on a 17,116 square foot lot in the Hillside Design District. Existing parking is provided in a 460 square foot two-car garage and an attached 189 square foot one-car carport at the lower level. These areas will be converted to habitable space as a part of the 1,200 square foot addition - after remodeling, there would be a new 432 square foot attached two-car garage at the upper level. A modification is requested for a 30 square foot encroachment of the proposed garage into the interior-yard setback and for relocation of the front door which is currently located within the front-yard setback.)

(Project received Preliminary Approval on May 29, 2007. Final Approval is requested.)

(8:17)

Presenters: Jason McCann, Designer; Allen McCloud, Project Architect.

Motion: Final Approval of the project with the following conditions.

- 1) The under-story lattice siding shall be recessed six inches from the plane of the stucco wall above.
- 2) Spark arrestors shall be noted on the exterior fire place as required.
- 3) Specification for material colors as shown on drawings (Davis colors).

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

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1944 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-100-019
 Application Number: MST2006-00561
 Owner: Richardson H. Smith III
 Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and first- and second-floor additions totaling 241 square feet. The existing 1,863 square foot two-story single-family residence and attached 388 square foot two-car garage are located on a 14,990 square foot lot in the Hillside Design District.)

(Review After Final for proposed reduction in scope of work from the originally approved project. Revised minor addition includes 129 square feet to residence from 276 square feet and a minor addition of 112 square feet of accessory space from 227 square feet. Total minor addition is 241 square feet down from 503 square feet as originally proposed.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 1209 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-161-018
Application Number: MST2006-00379
Owner: Suntrust Bank of Atlanta et al. Trustee
Architect: Don Nulty

(Proposal for 2,290 square feet of first- and second-floor additions to an existing single-story 2,595 square foot residence. The proposal includes a 220 square foot attached atrium and conversion of the existing 360 square foot garage to accessory space, with the existing three-car carport to remain. The project is located on a one acre lot in the Hillside Design District.)

(Review After Final for a proposed new window added to an existing bathroom; a new wood trellis on the south elevation; a new water fountain on the north elevation; and a new air conditioning condenser unit.)

Final Approval as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 1501 & 1503 CLIFTON ST.****R-2 Zone**

Assessor's Parcel Number: 015-221-005
Application Number: MST2007-00129
Owner: Greg Sharp
Architect: Lori Kari

(Proposal to convert the existing one-story 1,420 square foot duplex to a single-family residence with a 53 square foot addition and the construction of a 400 square foot detached two-car garage with 176 square foot accessory space. The proposal also includes demolition of an existing 500 square foot carport and a portable outbuilding. The project is located on a 9,610 square foot lot in the Hillside Design District.)

(Review After Final for change to French Doors and the addition of 54 square feet to the new workshop.)

Final Approval as submitted of the Review After Final, with the following comment: The arch top and window at the double doors storage room has been replaced with a horizontal top.

REVIEW AFTER FINAL**D. 601 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-142-019
Application Number: MST2007-00190
Owner: FAEC Holdings 390026, LLC
Applicant: Karen Quinn, BDC Property Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

(Referred by enforcement case number: ENF2007-00586)

(Landscaping Review.)

Continued two weeks to the Consent Calendar, with the following comments: a) the change in location to the jacaranda is acceptable; b) down sizing of the silk floss trees is not acceptable; c) provide a specimen street tree; d) return with disposition of palm trees at wall (of street frontage); d) return with finalized front yard setback plans for Salsipuedes Street.

FINAL REVIEW**E. 924 PHILINDA AVE****C-2 Zone**

Assessor's Parcel Number: 029-313-002
Application Number: MST2005-00778
Owner: Lance Kronberg
Applicant: Laura Bridley
Architect: Dave Jones

(Proposal for a condominium conversion of an existing 4,638 square foot apartment building consisting of four three-bedroom units and to convert four single-car carports to single-car garages and construct one new single-car garage with deck on top. Also proposed on this 14,941 square foot lot is to provide one new uncovered parking space, a new trash enclosure, and a new patio area.)

(Landscaping Review.)

(Project received Preliminary Approval on June 18, 2007. Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 088-06.)

Final Approval as submitted.

FINAL REVIEW**F. 930 PHILINDA AVE****C-2 Zone**

Assessor's Parcel Number: 029-313-001
Application Number: MST2005-00823
Owner: Rosario Perry
Agent: Laura Bridley
Architect: Dave Jones

(Proposal to convert 4 existing apartments to 4 condominiums. The project also includes converting a 4-car carport to a 4-car garage as well as several improvements and alterations to the site. A mutual access agreement for reciprocal use of the driveway serving 924 Philinda and 930 Philinda is also proposed.)

(Landscaping review. Project received Preliminary Approval on June 18, 2007. Final Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 089-06.)

Final Approval as submitted.

FINAL REVIEW**G. 412 OLD COAST HWY****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-343-002
Application Number: MST2004-00776
Owner: Mario Abonce
Architect: Jose Esparza

(Proposal to demolish an existing 252 square foot garage and construct a detached two-story 1,119 square foot residential unit with a 50 square foot second-story deck, 43 square foot porch, and an attached 441 square foot two-car garage and a 252 square foot one-car garage. There is an existing one-story 1,413 square foot residential unit on a 6,413 square foot lot located in the non-appealable jurisdiction of the Coastal Zone.)

(Project Received Preliminary Approval on April 23, 2007. Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 037-06 AND TO STAFF HEARING OFFICER RESOLUTION NO. 074-07.)

Final Approval as submitted.

REFERRED BY FULL BOARD**H. 308 N ALISOS ST****R-2 Zone**

Assessor's Parcel Number: 031-372-024
Application Number: MST2006-00350
Owner: Arturo and Denise Herrera
Applicant: Robert Stamps

(Proposal to convert an existing duplex to a single-family residence and construct a second residential unit at the rear of the 8,731 square foot lot. Conversion of the 1,477 square foot two-story duplex to a single-family residence would include the addition of an attached 283 square foot one-car garage. The 1,619 square foot two-story rear unit would have an attached 402 square foot two-car garage. The proposal includes demolition of the existing 424 square foot converted carport and storage area, and demolition of the existing 540 square foot two-story accessory structure.)

(Landscaping Review.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 076-06.)

Final Approval as noted on the plans: The proposed new garage door on the existing residence to be a high quality wood door to match the new residence garage doors.

REFERRED BY FULL BOARD**I. 25 S CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-027
Application Number: MST2006-00341
Owner: D. M. Ortega Hill Partnership
Applicant: Vulcan Materials Company
Contractor: B. K. Nelson
Agent: Jerry Bohannan

(Proposal for downsizing the existing readymix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 012-07.)

Continued indefinitely with the following comments: 1) provide traditional detailing; 2) provide door and window details; 3) provide eaves; 4) provide light fixtures; 5) show skirting of the building; 6) consider additional landscape screening between the building to shield the A/C unit.

NEW ITEM**J. 900 CALLE DE LOS AMIGOS****E-3 Zone**

Assessor's Parcel Number: 049-040-053
Application Number: MST2007-00294
Owner: American Baptist Homes of the West
Applicant: Craig Burdick

(Proposal to construct a new 330 square foot ADA ramp. The proposal also includes the removal of one tree.)

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

Final Approval with the following condition: relocate the existing ginkgo tree to the east side of the parking lot adjacent to the existing handicapped ramp.

**** MEETING ADJOURNED AT 8:35 P.M. ****