



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 08, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair, Present (out from 7:55 p.m. until 8:55 p.m.)
 CHRISTOPHER MANSON-HING, Vice-Chair, Absent
 CLAY AURELL, Present (out from 4:25 until 5:12 p.m.)
 JIM BLAKELEY, Present (arrived at 3:29 p.m.)
 GARY MOSEL, Present (out from 6:40 p.m. until 7:43 p.m.)
 RANDY MUDGE, Present
 DAWN SHERRY, Absent
 PAUL ZINK, Present (out from 4:25 until 5:12 p.m.)

CITY COUNCIL LIAISON: GRANT HOUSE, Absent
PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (left at 5:12 p.m.)
 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	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.

Chair Wienke called the meeting to order at 3:07 p.m.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of September 24, 2007.

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 24, 2007, with corrections.

Action: Mudge/Aurell, 4/0/1. Motion carried. (Zink abstained. Blakeley, Manson-Hing and Sherry absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of October 1, 2007. The Consent Calendar was reviewed by Christopher Manson-Hing with the exception of the landscaping for Items D reviewed by Randy Mudge.

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

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Clay Aurell with the exception of the landscaping for Items B, D, and F, reviewed by Randy Mudge.

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

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

1. Ms. Bedard made the following announcements:

- a) Board members Sherry and Manson-Hing will not be attendance.
- b) Board member Mosel will step down from Item #5, 533 W. Gutierrez Street.
- c) Board member Wienke will step down from Item #7, 601 E. Michelletorena.
- d) Board member Aurell will step down from Item #2, 3815 State Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 6100 HOLLISTER AVE****A-I Zone**

Assessor's Parcel Number: 073-080-036
Application Number: MST2007-00461
Owner: Karen Ramsdell
Owner: Hazel Johns
Applicant: Steve Fedde
Agent: Troy White
Architect: JM Holliday Associates

(Proposal to demolish approximately 51,746 square feet of existing commercial structures and construct 19 new commercial/industrial buildings of varying sizes. The new project will result in 79,960 square feet of office space, 79,960 square feet of research and development space, and 20,400 square feet of retail space, along with 571 on-grade parking spaces. Development Plan approval will be required by the Planning Commission for approval of approximately 128,574 square feet of new Measure E square footage in the economic development category.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL REVIEW, DEVELOPMENT PLAN APPROVAL AND PLANNING COMMISSION APPROVAL.)

(3:15)

Presenters: Michael Holliday, Architect; Steve Fedde, Seris Regis; Karen Ramsdell, Landscape Architect, Van Atta Architects; Dave Osborne, Architect.

Public comment opened at 3:45 p.m. As no one wished to speak, public comment was closed.

The Board discussed the proposal and had the following individual or collective comments:

1) The LEED Silver Certification, the low building heights, the pedestrian walkability, and landscaping were appreciated; 2) There was concern with the appearance of excessive hardscape. It was suggested reduce the overall building footprint by having some two-story buildings, to gain more landscaping; 3) There was concern with the green screen concept; 4) Installing solar panels on more or all units was suggested; 5) Restudy the tower elements; 6) Consider different colors or materials for the "box" features of the buildings; 7) Study the feasibility of using permeable paving; 8) Consider using more regional materials such as stone and wood; 9) The galvanized pipe water retention feature is not suited to the new architectural style; 10) It was suggested that a soil study be conducted.

No action taken.

(8:55)

Motion: To reconsider Item #1.

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

Motion: Continued indefinitely to the Planning Commission and return to Full Board:

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

CONCEPT REVIEW - NEW ITEM**2. 3815 STATE G-131****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00498
 Business Name: Ruth's Chris Steak House
 Applicant: Conceptual Motion Company

(Appeal of Denial at Sign Committee. The proposal presented to the Sign Committee was for three new aluminum wall signs with halo lit channel letters: one 32.63 square foot wall sign on the front entrance north elevation, one 24.16 square foot wall sign on the east elevation, and one 24.16 square foot wall sign on the north elevation. The building frontage at main point of entry is 122 linear feet. The maximum allowed sign area is 90 square feet. The proposed signage is 80.95 square feet.)

(Sign Appeal)

(4:25)

Present: Neil Dipaola, Applicant; Mike Shotsberger, Ruth's Christ Steak House.

Staff comments: The requested exception for over-height letters appears to be over the maximum height according to new guidelines. The total requested signage of 80.95 square feet is allowed per the City Sign Ordinance; however, it is over the maximum 75 square feet allowed by the La Cumbre Plaza Tenant Design Guidelines.

Sign Committee Representative Zink: Neither the City Ordinance nor the La Cumbre Plaza Guidelines allow neon signs.

Sign Committee Representative Aurell: At the last meeting, the Sign Committee's main concern was that the two corner signs are not way finding signs as they do not relate to the entrance, they appear to be advertising.

Public comment opened at 4:45 p.m. As no one wished to speak, public comment was closed.

Straw vote: how many Board members have a problem with the logo as part of the sign? 4/1/0.

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

- 1) Relocate wall sign C to the center of the parapet above the awnings, at the interior of the mall, as documented on the plans (Sign C does not have the "US Prime" logo).
- 2) Remove wall sign B.
- 3) Sign A, without the "US Prime" logo, is approved as submitted; the logo is not approved as submitted. The applicant may return for Review After Final if the logo is designed in a material other than plastic.

Action: Mudge/Mosel, 4/0/0. Motion carried. (Aurell and Zink stepped down. Manson-Hing and Sherry absent.)

PRELIMINARY REVIEW**3. 121 S HOPE AVE C-154****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
Application Number: MST2007-00403
Owner: Patricia S. Nettleship Trustee
Owner: Macerich
Applicant: Conceptual Motion Company

(Proposal to update design guidelines for La Cumbre Plaza Shopping Center to provide enhanced architectural direction and criteria in compliance with City of Santa Barbara design standards.)

(Second Review. Sign Program portion of the Tenant Design Guidelines was approved by the Sign Committee on 9/28/07.)

(5:12)

Presenter: Angela Westfall, Conceptual Motion Company; Trey Lindle, General Manager, La Cumbre Plaza.

Public comment opened at 5:18 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following conditions:

- 1) Provide a clearer vicinity map (page 7).
- 2) Remove or relocate the Ruth's Chris signage as shown on the illustration (page 19).
- 3) Remove the notation "tenant to verify overhang removal with landlord" (page 25).
- 4) Insert a note indicating that all mechanical equipment is to be screened by tenants (page 25 and 50).

Action: Aurell/Mudge, 6/0/0. Motion carried. (Manson-Hing and Sherry absent.)

CONCEPT REVIEW - NEW ITEM**4. 3835 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007
Application Number: MST2007-00464
Owner: Riviera Dairy Products
Applicant: Conceptual Motion Company

(Proposal for a retail tenant improvement and expansion of the existing Williams Sonoma store in La Cumbre Plaza. The proposal includes combining tenant spaces C-150 and C-152 and an exterior facade remodel.)

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

(La Cumbre Tenant Design Guidelines.)

(5:39)

Presenters: Angela Westfall, Conceptual Motion Company; Trey Lindle, General Manager, La Cumbre Plaza.

Public comment opened at 5:51 p.m. As no one wished to speak, public comment was closed.

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

- 1) Place a second egress location at the parking lot side or alley corner to fully animate the building in accordance with the design guidelines.
- 2) The parking lot and alley side shall have a more cohesive Spanish Mediterranean style, per the design guidelines.
- 3) Correct the unit location on the site plan.
- 4) Provide a parapet height greater than 26 feet to hide roof mechanical equipment from parking and annex areas (page 25).
- 5) The plaza courtyard and corner elements shall have more presence and taller heights, per design guidelines (page 19 and 24).
- 6) Remove the new minor faux entrance of exterior elevation at the interior mall side, and repeat the store front vernacular with awnings in that area.

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

***** THE BOARD RECESS FROM 6:22 P.M. UNTIL 6:40 P.M. *****

REVIEW AFTER FINAL

5. 533 W GUTIERREZ ST

R-4 Zone

Assessor's Parcel Number: 037-222-003
Application Number: MST2004-00264
Owner: Gonzalez Family Trust
Architect: Jose Luis Esparza

(This is a revised project with original ABR approval on February 13, 2006. Proposal for a new second floor 552 square foot addition to Unit D of a five unit apartment complex. The project involves a first floor remodel area of 175 square feet to remove one downstairs bedroom and the addition of two bedrooms and two bathrooms on the second floor. The proposal changes the floor plan from a 2 bedroom 851 square foot one-story unit to a 3 bedroom 1,403 square foot two-story unit.)

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

(6:40)

Present: Jose Luis Esparza, Architect.

Public comment opened at 6:52 p.m. As no one wished to speak, public comment was closed.

Motion: Continued Indefinitely to Consent Calendar with the following comments:

- 1) Show gabled attic vents on all elevations, and on the roof plan.
- 2) Provide a keyed color and materials board.
- 3) Provide a 24 inch boxed Cassia tree in rear yard.
- 4) Windows to have full muntins, inside and out, with interior spacer called out.
- 5) Window trim, sill, and apron to be designed appropriate to the design style. Show window detail.

- 6) The entry sidewalk to Unit D shall be redesigned to avoid walking through the porch of unit E, possibly relocate the parking space if required. Match landscaping and site plans as necessary in that location.
- 7) Show exterior lighting, and provide a cut sheet on the plans per city standards.
- 8) Study the entry, roof, and porch of unit D to provide an enhanced entry presence.

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

PRELIMINARY REVIEW

6. 825 W SOLA ST

R-2 Zone

Assessor's Parcel Number: 039-091-003
Application Number: MST2007-00389
Owner: Joe A. Aldana
Applicant: Kenneth Kruger

(Proposal to construct a new two story 1,206 square foot 3-bedroom residence attached to an existing 899 square foot one-story residence. The project is located on a 7,500 square foot lot in the R-2 Zone. The proposal will result in a two story 3,004 net square foot duplex unit including two attached two car garages. The existing garage is 391 square feet and a new 400 square foot garage is proposed to be attached to the new 1,206 square foot unit.)

(Preliminary Approval is requested pending the submittal and approval of the Archeological Letter report.)

(7:23)

Present: Ken Krueger, Architect;

Staff comment: Environmental Review is pending.

Public comment opened at 7:35 p.m. As no one wished to speak, public comment was closed.

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

- 1) Revise the front entry roof area.
- 2) Utilize carriage style garage doors.
- 3) Add a substantial column at the left side of the second story cantilever.
- 4) Consider adding a tree against the building in the motor court location, between the two garage doors.
- 5) Utilize the railing to wall details shown on west elevation, and eliminate the skirt shown on north elevation.
- 6) Reduce the deck size over the garage to the midpoint of existing roof, so as to not loom into neighboring property.
- 7) On the north elevation, increase the attic vent size at the second story gabled end, and place higher.
- 8) Reduce the back portion of the roof ridge of the rear unit south elevation. Study the plate height.

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

*** THE BOARD RECESSED FROM 7:53 P.M. UNTIL 7:55 P.M. **

Board member Mudge served as Acting Chair for the review of Item #7.

PRELIMINARY REVIEW

7. 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 architecture for units H, J, K, and M and review of proposed site landscaping.)

(7:55)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Landscape Architect.

Public comment opened at 8:07 p.m. The following individual spoke in favor or opposition: Tony Fisher, St. Francis Friends and Neighbors: lack of public comment due to expected postponement; Villa Riviera is part of the same subdivision; tenant landscaping uncertainties.
Public comment closed at 8:12 p.m.

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

- 1) The composition and variety of styles are appropriate. The expression of individual styles going in right direction, but needs further development.
- 2) Return with the lower portion of the site in 16th inch scale. And return with quarter inch scale elevation drawings.
- 3) Provide a preliminary landscape plan.

Action: Zink/Blakeley, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing and Sherry absent.)

**** FULL BOARD MEETING ADJOURNED AT 8:55 P.M. ****

CONSENT CALENDAR (1:00)**REVIEW AFTER FINAL****A. 1729 CALLE BOCA DEL CANON****R-1 Zone**

Assessor's Parcel Number: 041-052-065
Application Number: MST97-00351
Agent: Syndi Souter
Applicant: Thomas Felkay
Architect: Dennis Thompson

(Renewal of a previous approval for a 2,510 square foot three-story residential unit on a 5,842 square foot lot with an existing 632 square foot residential unit to be converted to a two-car garage. The project includes less than 50 cubic yards of grading and is located within the Hillside Design District.)

(Review After Final for as-built minor exterior changes to windows, master bath, relocation of utility room wall, and garage finishes.)

Public comment: Davis Hayden: supports the project with concern of carport supporting two vehicles.

Final Approval of the Review After Final with the following comments: 1) Accurately show existing post in carport; remove if required by City Standards. 2) Show window mullions on the north elevation to match as shown on page A-7. 3) Remove bamboo fencing in front of the garage. 4) Landscaping review is required.

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

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

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

(Landscaping review continued.)

Continued two weeks to Consent Calendar with the following comments: 1) Add tall screen trees or Palms between buildings B and C. 2) Olive trees are not acceptable for substitutes to silk floss trees. 3) Corrections as noted per Board member Mudge's comments dated October 4, 2007 [see MST case activity].

REFERRED BY FULL BOARD**C. 218 SANTA BARBARA ST B****OC/SD-3 Zone**

Assessor's Parcel Number: 017-710-010
Application Number: MST2007-00234
Owner: Walstad Orlow Medwin III
Architect: Paul Zink

(Proposal to convert an existing 231 square foot third-story deck to habitable space and to remodel the interior of an existing two-bedroom residential condominium unit, resulting in a three-bedroom unit. The project in the 40-unit Villa del Mar condominium complex is located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals of a coastal development permit and a modification for alterations in the rear setback are requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 067-07 FOR MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)

Final Approval as noted on the plans, with the following comment that the applicant is to change sound window on north elevation to a French casement with divided lights to match existing.

CONTINUED ITEM**D. 1568 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Agent: Bob Goda
Contractor: Russell Banko Design and Construction
Applicant: Eugene and Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence and an attached 557 square foot garage on a vacant 14,296 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels [APN 035-180-084 and -085].)

(Project received Preliminary Approval on 6/4/2007. Final Approval is requested. Landscaping Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

Final Approval as noted: 1) Use Dymondia flats at the grasscrete paving; 2) Confirm screening of back flow devices per Planning Commission Resolution No. 063-05.

REFERRED BY FULL BOARD**E. 2515 - 2519 ORELLA ST.****R-3 Zone**

Assessor's Parcel Number: 025-021-007
Application Number: MST2007-00038
Owner: John J. Holehouse
Architect: Jyl Ratkevich

(Proposal to convert two one-story duplexes and one one-story triplex residential unit to condominiums. The proposal includes small additions to each unit, new paving and landscaping, and conversion of an existing 219 square foot detached garage to storage space. Seven parking spaces and one guest parking space are proposed. The proposed project would total 3,094 square feet on a 12,816 square foot parcel. Exceptions to the physical standards for condominium conversions include one of the units being undersized, and having less than the required number of parking spaces. Planning Commission approvals are requested for modifications for alterations of openings within both interior yard setbacks and the change of use from garage to storage space.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 037-07.)

Preliminary Approval of the architecture only; continued for final details and landscaping review with the following comments: 1) Comply with Planning Commission Resolution 037-07 for Design Review items; 2) Provide pathway lighting from rear parking to courtyard (consider solar lighting); 3) Provide a landscaping plan for next review.

REFERRED BY FULL BOARD**F. 718 E MASON ST****M-1 Zone**

Assessor's Parcel Number: 017-121-005
Application Number: MST2007-00056
Owner: Avalos Dora Ontiveros
Owner: Jaime Melgoza
Architect: Rex Ruskauff

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces would be provided in a parking lot at the rear.)

(Landscaping Review.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS AND COMPLIANCE WITH SOILS REPORT DATED 9/12/2007.)

Preliminary Approval of the architecture, Final Approval of the landscaping with the following conditions: 1) Development Plan Approval findings have been met; 2) Project requires compliance with Soils Report; 3) Lawn in parkway to be replaced with Dymondia; 4) Add aloe plants to the parkway.

CONTINUED ITEM**G. 521 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-009
 Application Number: MST2007-00008
 Owner: David Willows
 Architect: Ron Sorgman

(Proposal to demolish and re-build an existing 1,411 square foot two-story single-family residence on a 2,408 square foot lot. The building is proposed to be centered on the site, which results in modification requests for encroachments into the interior yard setbacks. The existing residence was legal non-conforming with no on-site parking and one garage parking space is proposed.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 065-07.)

Preliminary Approval as noted: 1) Verify parking configuration with Modification Staff and Staff Hearing Officer Resolution No. 065-07; 2) Provide material specification and sample for driveway, front and rear porch; 3) Study access to side yard and front of house; 4) Include trash and lighting in Final Details.

NEW ITEM**H. 811 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 037-022-011
 Application Number: MST2007-00485
 Owner: Theodore and Nina Toedte
 Applicant: Y.S. Kim

(Proposal to abate enforcement case [ENF2006-00504] and return as-built conversions of habitable space back to 3 garages, remove existing shed from within the setback and reducing the wall and hedge to a max height of 3.5 feet. There will be one two-car garage with a 16x7 garage door and two one-car garages with an 8x7 and 9x7 garage door. The existing 9x7 one-car garage door will be relocated to the 603 Del Monte garage location and a new 16x7 two-car garage will be installed at the residence fronting San Pascual Street. A new 8x7 one-car garage will be installed at the 811 San Pascual Street address. The sizes of the garages are acceptable as legal nonconforming. The project also includes the removal of an existing gate and a new driveway to allow access to the new two-car garage; the removal of the existing wall to be replaced with a new 2x4 stud wall, and the existing hedge will be reduced to be a maximum height of 3.5 feet.)

(Proposal to abate enforcement case and return as-built habitable space back to garages.)

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

Final Approval as noted with the comment that driveway materials are to be specified.

Consent Calendar was reviewed by Clay Aurell and Mark Wienke.

Consent calendar meeting ended at 2:54 p.m.