



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 5, 2008 **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 at 3:11 p.m.
- DAWN SHERRY – Present until 8:00 p.m. and again at 8:25 p.m.
- PAUL ZINK – Present at 3:11 p.m.

CITY COUNCIL LIAISON: DALE FRANCISCO – Present 4:45 p.m. to 6:00 p.m.

PLANNING COMMISSION LIAISON: BRUCE BARTLETT – Absent

STAFF:

- BETTIE WEISS, City Planner – Present until 4:00 p.m.
- JAIME LIMÓN, Senior Planner/Design Review Supervisor – Present until 4:00 p.m.
- KATHLEEN KENNEDY, Associate Planner – Present 6:50 p.m. to 8:00 p.m.
- ALLISON DE BUSK, Associate Planner – Present from 4:45 p.m. to 6:30 p.m.
- MICHELLE BEDARD, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The **approximate** time the project was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. Agenda schedules were subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule an item for review, a rescheduling fee would 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 Architectural Board of Review Approval is valid for one year and Final Approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in these 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 **Michelle Bedard**, Planning Technician, at (805) 564-5470 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

1. That on May 1, 2008, at 3:00 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**.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via **www.santabarbaraca.gov/Government/Video/** and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access by the following Wednesday at **www.santabarbaraca.gov/abr** and then clicking *Online Meetings*.

GENERAL BUSINESS:

A. Call to order.

The Full Board meeting was called to order at 3:06 p.m. by Chair Wienke.

B. Roll call.

Members present: Aurell, Blakeley, Manson-Hing, Mosel (arrive 3:11), Sherry (out 8:00 to 8:25), Zink, Wienke.

Members absent: None.

Staff present: Bedard, Feliciano, Limon.

C. Public Comment.

No public comment.

D. Approval of the minutes of the Architectural Board of Review meeting of April 21, 2008.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 21, 2008, with corrections.

Action: Manson-Hing/Aurell, 7/0/0. Motion carried.

E. Consent Calendar.

Motion: Ratify the April 28, 2008, Consent Calendar as reviewed by Dawn Sherry; with the exception of Item G, 626 De La Vina Street, which was reviewed by Christopher Manson-Hing.

Action: Zink/Aurell, 7/0/0. Motion carried.

Motion: Ratify the May 5, 2008, Consent Calendar as reviewed by Christopher Manson-Hing.

Action: Blakeley/Aurell, 7/0/0. Motion carried.

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

1. Jaime Limón, Senior Planner, stated that applications have not been received to fill the Board's Landscape Architect positions. The deadline is May 19th. In the interim, Staff is looking into the possibility of setting up assistance for the review of landscape plans or providing focused training for current board members. The Board may also ask for assistance from landscape architects participating in other boards and commissions.

2. Board member Wienke announced that he would be stepping down from Item 3, 3757 State Street.

G. Subcommittee Reports.

Board member Blakeley reported on the Visual Art in Public Places Subcommittee.

H. Possible Ordinance Violations.

1. Mr. Limón updated the Board about the violation reported at the Mesa Shopping Center. Staff is verifying that the approved plan is being followed.
2. Chair Wienke expressed concern that the signage being attached to wrought iron rails at the Loretto Plaza is not being installed as approved by the Sign Committee.
3. Board member Blakeley stated that the landscape plan was approved for the Mesa Center project, but questioned whether the removal of so many trees was approved. Mr. Limón responded that all the tree removals were approved, but, in the future, it will be requested that applicants call out on the plans the number of trees proposed to be removed and that information will also be noted on the agenda.
4. Board member Manson-Hing requested an update on the violation reported on the lighting at the Chevron Gas Station located at the corner of Montecito and Castillo Streets that is extremely bright.
5. Board member Zink reported that at the corner of Garden and Haley Streets, where a building had burned down, there is now a sign that says monthly storage is available. He requested that Staff research as to whether it is a violation.

DISCUSSION ITEM**(3:40)**

Bettie Weiss, City Planner, gave a presentation and discussed the Proposed Two-Year Financial Plan for Fiscal Years 2009 – 2010 and the Recommended Operating and Capital Budget for Fiscal Year 2009.

Discussion held. No action required.

CONCEPT REVIEW - CONTINUED ITEM**1. 909 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-312-007
Application Number: MST2008-00155
Owner: Moss E. Alan Trustee
Applicant: Spencer Simcik
Architect: Chris Dentzel

(Proposal for an exterior façade remodel to including new windows and doors, remodel paving at parking area, new planters and outdoor terrace, and the addition of an ADA accessible restroom.)

(Referred from the Consent Calendar for review of light hood element at entry.)

Present: Chris Dentzel, Architect

Public comment opened at 4:05 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued two weeks with the following comments:** 1) There continues to be concern with the overall size, bulk, and scale of the light hood element on the roof and that it is both too tall and out of character for both the front part of the building and for the simplistic industrial section of the back portion of the building. 2) The windows for this clear story hood should be two over two to be more similar and diminutive in scale to the windows below.

Action: Zink/Sherry, 4/3/0. (Aurell/Manson-Hing/Wienke opposed.) Motion carried.

CONCEPT REVIEW - NEW ITEM

2. 4200 CALLE REAL

R-3 Zone

Assessor's Parcel Number: 059-240-020
Application Number: MST2008-00182
Architect: David Kesterson
Owner: Alicia Martin

(Proposal for a new entrance sign with support pillars at the entrance of the Saint Vincent community. The support structure requires review by the Architectural Board of Review. The sign element will require approval by the Sign Committee.)

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

Present: David Kesterson, Architect

Public comment opened at 4:32 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued indefinitely with the following comments:** 1) The applicant is under no obligation to adhere to any historic perimeters/nature of the sign, but should provide an appropriate proposal for a high quality, well built sign that is aesthetically pleasing and physically appropriate to the architecture of the complex. 2) The removal of the pipe rail that in the previous sign was used to support the letters is supportable.

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

CONCEPT REVIEW - CONTINUED ITEM**3. 3757 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-046
Application Number: MST2005-00156
Owner: Regency Centers
Agent: Dudek and Associates
Architect: Brian Cearnal
Owner: RC CA Santa Barbara, LLC
Landscape Architect: Van Atta Associates

(Proposal for a new mixed-use development consisting of five buildings, from one to three stories, totaling 102,565 square feet. The proposal includes the construction of 72,209 square feet of commercial/retail space for Whole Foods, Circuit City, Citibank, and others, and 15 residential condominium units totaling 30,356 square feet of living space. The residential condominiums include 13 three-bedroom market rate units and 2 affordable units [1 two-bedroom and 1 three-bedroom]. The project includes a total of 303 new parking spaces [18 covered spaces, 16 garages and 2 carports, for the residential condominiums and 285 spaces for commercial use located at basement, grade, and rooftop levels]. The project is located on four parcels totaling 5.4 acres and includes demolition of 56,545 square feet of existing commercial buildings, 30,500 cubic yards of cut and 2,300 cubic yards of fill. The proposal also includes drainage improvements and creek habitat restoration. The proposal will result in an increase of 15,664 square feet of new commercial floor area. The project requires Planning Commission review of a Tentative Subdivision Map, a front yard modification, Development Plan Approval, and Transfer of Existing Development Rights.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP, A FRONT YARD MODIFICATION, DEVELOPMENT PLAN APPROVAL, AND TRANSFER OF EXISTING DEVELOPMENT RIGHTS.)

Present: Susan Van Atta and Guillermo González, Landscape Architects
Brian Cearnal, Architect
Erwin Bucy, Regency Realty Corporation
Allison De Busk, City Associate Planner

Public comment opened at 5:07 p.m.

Patricia Hiles, local resident, expressed opposition to the project and read a letter from the Citizens Planning Association with the following concerns: 1) Neighborhood compatibility, 2) creek issues, 3) traffic, and 4) parking.

Public comment closed at 5:16 p.m.

Motion: **Continued four weeks with the following comments:** 1) Considerable progress has been made since the last review. 2) Speaking to the zoning modifications, there are no detrimental aesthetic impacts of the stair on the Hitchcock Street side. 3) With regard to the corner building at Hitchcock and State Street, there are significant concerns with the loss of the existing coral trees and the proximity of the structure to both streets. Study the possibility of saving the trees and/or for some to remain at those locations. 4) Revise the northern elevation to the Circuit City building to have less repetition at the upper levels, create excitement within the arcade area that would be visible from the parking lot, enhance the façade immediately above the arches, and consider revisions to the fairly horizontal roof line at the residences above. 5) Provide additional landscaping elements to the Hitchcock Street side to enhance the eastern elevation of the Circuit City structure and enhance the pedestrian experience along that portion of the project. 6) Provide revisions to the exposed wall at the driveway ramp on the western side of the structure to relieve the amount of visible blank wall space facing the west. 7) Provide information on the residence sections through the buildings in order to study the overall heights of the residences along the creek. 8) One Board member is concerned with overall building heights and would look to the applicant to take any opportunity to reduce them as much as possible. 9) As to the request for a traffic modification, the Board would look to the Planning Commission to make any comments on traffic and parking.

Action: Sherry/Aurell, 5/1/0. (Zink opposed. Wienke stepped down.) Motion carried.

**** THE BOARD RECESSED FROM 6:30 P.M. TO 6:53 P.M. ****

IN-PROGRESS REVIEW

4. 3427 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-009
 Application Number: MST2006-00092
 Owner: Leon F. and Joyce M. Lunt
 Applicant: Bob Price
 Agent: Trish Allen
 Architect: Roteman, Eberhard and Associates

(This is a revised project description. The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage. Project Received Planning Commission Approval on 9/6/07 [Resolution No. 034-07].)

(Preliminary Approval granted March 24, 2008.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-07.)

This item was reviewed out of order.

Present: Bob Price and Andy Roteman, Architects.

Motion: **Continued indefinitely with the following comments:** 1) The south elevation gable roof extension on the master bedroom is supportable. 2) Extend the one story element at the garage to the left to help breakup the massing on that side, and to help reduce the scale as apparent on the north elevation. The Board expects that one story element plane to be a minimum of one foot out of plane with the second story wall above. 3) The storage closets as added to the design shown on the north and east elevations do not have any apparent detriment to the aesthetic impact of the home or its size, bulk and scale; nor do the various other windows added on the south elevation. 4) Utilize darker materials to minimize glare. 5) In order to address the concerns of the northern neighbor, the applicant should attempt to minimize the effect of night glare from the windows, especially from the second floor entry glazing, by utilizing low levels of lighting in those areas or by altering the exposure of the interior lighting. 6) Provide exterior lighting fixtures and location details. 7) Return to the previous design of the entry doors and side lights, including the second story windows above, which had horizontal rectangular divisions.

Action: Aurell/Mosel, 4/0/3. (Manson-Hing/Sherry/Zink abstained.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 3885 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-012
 Application Number: MST2008-00180
 Owner: George Armstrong for Cleo Purdy Trust
 Architect: Barry Berkus

(This is a new proposal for the project site. The proposal includes the construction of a new, three-story mixed-use development on a 1.43 acre lot. The project consists of the demolition of an existing 4,990 square foot motel and 22,250 square foot office building. The proposed commercial component consists of one 2,605 square foot unit. The residential component consists of thirty residential units [22 two-bedroom flats, 4 three-bedroom penthouse units, and 4 two-bedroom affordable units. The units range in size from 780 square feet for the affordable units to 2,226 square feet for the three-bedroom penthouse units]. Per zoning the project requires a minimum of 65 parking spaces. A total of 79 parking spaces are proposed [23 on grade and 56 underground]. Onsite amenities include a 3,300 square foot recreation facility [exercise room, sun room, spa/hot tub, dining room, staging kitchen, wine lockers, concierge service] and a 540 square foot community-serving crafts room. The proposal includes 15,900 cubic yards of cut and 100 cubic yards of fill. The project requires Planning Commission review of a Tentative Subdivision Map, modifications, and a voluntary lot merger of two parcels.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW OF A TENTATIVE SUBDIVISION MAP, MODIFICATIONS, AND A LOT MERGER.)

This item was reviewed out of order.

Present: Barry Berkus and Micah Winkelstein, Architects
Kathleen Kennedy, City Associate Planner

Public comment opened at 7:17 p.m. and, as no one wished to speak, it was closed.

Paul Hernadi, representing Citizens Planning Association, expressed opposition to the project with the following concerns and comments: 1) Decrease in number of proposed residential units versus increase in number of bedrooms; 2) decrease in number of market rate units; 3) base density calculation; 4) setback measurements; 5) reduction of traffic impact and parking demand; 6) request for new traffic and parking study; 7) upgrade of environmental noise study mitigation measures; 8) safe distance of units from State Street and air quality measurements; and 9) onsite storm-water retention.

Chair Wienke read into the record a letter from Judy Orias, President of the Allied Neighborhood Association, expressing opposition to certain aspects of the project (as also mentioned by Mr. Hernadi).

Public comment closed at 7:23 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**
1) The massing and the size, bulk, and scale are appropriate. **2)** The articulation of the different buildings as far as their open spaces and proportions are welcomed. **3)** The greenery and the use of setbacks, specially the enlarged setback off of State Street, are appreciated. **4)** The connection of the roof covering area of the bridge to the rear carriage unit is supportable, but the massing seems a bit superfluous to the design, especially the roof area over it. Reduce the apparent mass of the bridge link to the rear carriage unit. **5)** The Board appreciates that the proposal is playful and visually interesting. The main circulation area connecting the buildings being central to the site works well. **6)** The generous State Street setback that offers a commercial component to the public at that area is greatly appreciated. **7)** The underground parking is appreciated as well as the on grade, though minimal, commercial parking off of State Street for that commercial zone. **8)** The Board looks forward to the furthering of the architectural detailing in the massing, the bridges, guard rails, and various elements; and likes, to a greater degree, the spirit of the architecture and looks forward to its further refinement. **9)** The Board looks forward to the refinement of the basement garage access and the resolution of dead end corridors. **10)** The fact that there will be no fence between the site and the property to the west that it will be articulated as a sidewalk or walking area with landscaping as opposed to a fence or a wall is an asset to both parcels and to the city in general. Enhance the pedestrian walk through experience along the drive as much as possible. **11)** It is expected that the applicant will provide a green sustainable design, utilizing methods such as solar panels whenever possible on the flat roofs. **12)** Further the development of the perimeter fencing and provide elements of high standard and detailing.

Action: Manson-Hing/Sherry, 7/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**6. 120 S HOPE AVE F-18****C-2/SD-2 Zone**

(8:32) Assessor's Parcel Number: 051-010-014
Application Number: MST2008-00088
Owner: Patricia S. Nettleship Trustee
Applicant: Conceptual Motion Company
Architect: Kovac
Business: BCBG

(Proposal for a retail improvement at La Cumbre Plaza to tenant space in existing Building F, Suite F118. Proposal includes an exterior store front remodel to increased parapet height, new glass, stone and tile storefront elements and building graphic, and interior improvements.)

(Project Requires Compliance with the La Cumbre Tenant Design Guidelines.)

Present: Angela Westfall, Conceptual Motion
Max Massie, BCBG

Public comment opened at 8:40 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval with the condition that the rear exit inventory room door shall be recessed as shown on the plans.

Action: Manson-Hing/Sherry, 5/1/1. (Mosel opposed. Zink abstained) Motion carried.

PRELIMINARY REVIEW**7. 121 S HOPE F123****C-2/SD-2 Zone**

(8:51) Assessor's Parcel Number: 051-010-014
Application Number: MST2008-00020
Owner: Patricia S. Nettleship Trustee
Agent: Express Permits
Architect: Valerio Architects
Business Name: Louis Vuitton

(Proposal for a tenant improvements and a facade remodel for a new Louis Vuitton retail store at La Cumbre Plaza. The proposal will consolidate two existing retail stores (F123 and F125) into one tenant space and the addition of 62 square feet.)

(Project Requires Compliance with the La Cumbre Tenant Design Guidelines.)

Present: Elizabeth and Niccolo Valerio, Architects
Travis Roots, Louis Vuitton

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar for applicant to provide a full set of detailed drawings as required.

Action: Sherry/Aurell, 5/0/2. (Manson-Hing/Zink abstained.) Motion carried.

CONSENT CALENDAR**NEW ITEM****A. 66 BARRANCA AVE 1****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018
 Application Number: MST2008-00153
 Owner: Sandoval Family Trust 7/30/03
 Applicant: Shoreline HOA
 Architect: CSA Architects
 Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone [SD-3]. The project includes the removal of rooftop parapets and new roofing, replace existing exterior wood siding with stucco, replacement of all windows, existing railings, and the existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Dr. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

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

Continued indefinitely to the Staff Hearing Officer: 1) **Regarding the trash enclosure:** a) No negative aesthetic impacts of existing location as the surrounding area is buffered from neighbor and it is heavily landscaped. b) The home owners' association should look for ways to minimize odors. 2) **Landscaping:** a) It is moving in the right direction. b) Correct the tree elevations as indicated on the plans. 3) **At Shoreline Drive provide:** a) A new entry gate design. b) Colored concrete and stone face at stair and pathway. c) Landscaping screening.

REVIEW AFTER FINAL**B. 32 N CALLE CESAR CHAVEZ****M-1/SD-3 Zone**

Assessor's Parcel Number: 017-030-016
 Application Number: MST2002-00069
 Owner: McCormix Corporation
 Designer: John Beauchamp
 Applicant: Design ARC

(Proposal to construct a new three-story 5,950 square foot warehouse and light manufacturing building to be built on a 11,363 square foot lot. The project includes an outdoor-screened storage area and eight uncovered parking spaces.)

(Review After Final for revisions to as-built landscaping changes, exterior lighting fixtures, exterior paint and decorative tile color changes, changes to windows, fence and gate changes, rooftop AC equipment, backflow prevention device, and the addition of security cameras and electrical transformer.)

Final Approval of Review After Final with the condition that the applicant shall provide screening for the air conditioning unit.

REVIEW AFTER FINAL**C. 235 W PUEBLO ST C-O Zone**

Assessor's Parcel Number: 025-181-001
 Application Number: MST2007-00650
 Owner: Peter C. Caldwell
 Architect: Dawn Sophi Ziemer

(Proposal for alterations of a pharmacy and doctor's office building to include a new flagstone paving and new awning over the front entrance on Pueblo Street; and a new display case and new door at the side entrance on Bath Street.)

(Review After Final for the addition of a new ADA ramp and removal of existing hedge and tree.)

Final Approval of Review After Final with the following conditions: 1) Study the use of vertical elements within the planter. 2) Revise the west elevation to include a ramp and steps.

REVIEW AFTER FINAL**D. 1304 FERRELO RD E-1 Zone**

Assessor's Parcel Number: 029-341-018
 Application Number: MST2007-00114
 Owner: Jammalamadaka Living Trust 10/12/01
 Architect: John Kelley

(Proposal for a 98 square foot addition to the existing 2,170 square foot two-story residence to create a new entry and relocation of an the enclosure of a stair. Additional floor area must be calculated for the removal of an existing interior stair. Volume of stair was only counted as floor area on one floor previously.)

(Review After Final to reduce the entry tower roof element by four feet.)

Final Approval of Review After Final as submitted.

REVIEW AFTER FINAL**E. 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: Alex Ugrik

(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 alterations to the entry porch to raise dormer roof 36 in., add stucco arches and columns, add post and beam to expand the arbor, remove existing kitchen window. Second-story alterations include a revised balcony and roof line and expansion of shed dormers.)

Continued two weeks to the Full Board.

REVIEW AFTER FINAL**F. 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.)

(COMMENTS ONLY; PROJECT REQUIRES REVIEW BY THE STAFF HEARING OFFICER FOR OPEN YARD MODIFICATION.)

Continued indefinitely to the Staff Hearing Officer and then to the Consent Calendar with the following positive comments with regard to the request of a modification for reduction of the open yard: 1) No adverse aesthetic impacts of deck change and reduction of private outdoor living space. 2) The proposed new window on the west elevation to replace the existing door and awning is supportable.

REVIEW AFTER FINAL**G. 626 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-122-015
 Application Number: MST2007-00169
 Owner: John Eric. Savage
 Designer: Y.S. Kim
 Business Name: John Savage

(As built proposal to convert 470 square feet of an existing single-family residence to a commercial kitchen to be used for an off-site catering service, "C.S. Catering", as-built brick paving and hedge for the front yard, and as built fence removal. To comply with commercial kitchen standards, also proposed is construction of a handicap ramp, uncovered handicap parking space and rear exterior fire exit spiral staircase for this mixed-use project. Also, a rear spiral staircase and a new walkway lined with a one-foot high landscape planter which will act as a parking barrier for the front yard are proposed.)

(Review After Final for the addition of a spiral stair case, changes to the handicap access ramp, landscaping, and as-built pavers in the driveway and front yard.)

Continued one week with the comment that photographs should be provided of the view of the neighbor to the south.

**** FULL BOARD MEETING ADJOURNED AT 9:22 P.M. ****