



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, June 02, 2008**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

MARK WIENKE, Chair  
 CHRISTOPHER MANSON-HING, Vice-Chair  
 CLAY AURELL  
 JIM BLAKELEY  
 GARY MOSEL  
 DAWN SHERRY  
 PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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.

**PLEASE BE ADVISED**

- The **approximate** time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary 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 this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr) If you have any questions or wish to review the plans, please contact **Michelle Bedard**, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 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 29, 2008 at 3:00 p.m., the 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](http://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 <http://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 the following Wednesday at [www.santabarbaraca.gov/abr](http://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 Vice-Chair Manson-Hing.

## B. Roll call.

Members present: Aurell (4:01), Blakeley, Manson-Hing, Mosel, Sherry, Wienke (6:00), Zink (3:10).

Members absent: None

Staff present: Bedard, Limon (3:12 to 3:45), Shafer.

## C. Public Comment:

Michael Self, Santa Barbara Safe Streets: requested to have the May 19 public comments for Item #4, De La Vina and State Streets reconfiguration, expounded as the item will be heard by City Council.

## D. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 19, 2008, as amended.

Action: Sherry/Blakeley, 4/0/1. Motion carried. (Zink abstained. Aurell and Wienke absent.)

## E. Consent Calendar:

Motion: Ratify the Consent Calendar of May 27, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing.

Action: Zink/Sherry, 5/0/0. Motion carried. (Aurell and Wienke absent.)

Motion: Ratify the Consent Calendar of June 2, 2008. The Consent Calendar was reviewed by Dawn Sherry

Action: Zink/Sherry, 5/0/0. Motion carried. (Aurell and Wienke absent.)

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

1. Member Sherry will be leaving at 9:15 p.m.

2. Member Mosel reported receiving an e-mail suggesting the Board receive only one set of plans for review at ABR meetings. He is not in favor of gathering around one set of plans as that would be detrimental and not allow enough time to review plans. Member Manson-Hing agreed, but suggested minimizing side-bar conversation.

3. A Built Green Conference and Expo will take place Friday and Saturday, June 13th and 14th at Santa Barbara City College. Seminars and a tour are included, admission is free. More information is available at [www.builtgreenexpo.com](http://www.builtgreenexpo.com) or by calling Built Green Santa Barbara at 884-1100.

## G. Subcommittee Reports.

No subcommittee reports.

## H. Possible Ordinance Violations.

Member Manson-Hing requested a report on exterior lighting at the gas station at Castillo and Montecito. He also requested follow up on previously reported violations.

**DISCUSSION ITEM**

## (3:20) Guidance Manual for Post Construction Storm Water Management.

Staff: Cameron Benson, Creeks Manager; Autumn Malanca, Water Resources Specialist.

Actual time: 3:45

Present: Cameron Benson, Creeks Manager; Autumn Malanca, Water Resources Specialist.

Mr. Benson provided a presentation that included the background and contents of the proposed Storm Water Management Program (SWMP) Guidance Manual. The overall objective of the City's Storm Water Management Program is to comply with the National Pollution Discharge Elimination System (NDPES) Phase II regulations and State General Permit and to meet water quality standards contained in the State Water Quality Control Plan, the California Toxics Rule, and the Regional Water Quality Control Basin Plan. Mr. Benson responded to questions from the Board.

No action taken.

**CONCEPT REVIEW - CONTINUED ITEM****1. 416 E COTA ST****C-M Zone****(3:50)**

Assessor's Parcel Number: 031-212-024

Application Number: MST2008-00097

Architect: Christine Pierron

Applicant: Housing Authority of Santa Barbara

Architect: Mark Wienke

Owner: City of Santa Barbara

(Proposal for a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. The proposal includes the demolition of an existing 20,450 square foot commercial building and the construction of 56 new affordable studio apartments (450 square feet each) and 1 two-bedroom (1,000 square foot) managers unit for a total of 57 residential units in a mixed one-, two-, and three-development. A 1,350 square foot community center, a 900 square foot bike storage facility, and a 450 square foot utility room is also proposed. A total of fifty-two on-grade parking spaces are being provided by 37 covered and 15 uncovered spaces. The project is a City Housing Authority Project and requires Planning Commission review for a requested parking modification, a modification to encroach into required side and rear yard setbacks, and a bonus density modification.)

**(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review of requested modifications.)**

Actual time: 4:05

Present: Mark Wienke, Architect; Christine Pierron, Architect.

Public comment opened at 4:40 p.m.

Rich Untermann, Transition House, in support of the project.

Public comment closed at 4:41 p.m.

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

- 1) The requested modifications are supportable as they do not negatively impact the design.
- 2) The Board would prefer to keep the parking garage tree well and maintain a mature tree in the second-level court.
- 3) The Board is pleased with the parking arrangement and layout off of Olive Street.
- 4) Redesign or omit the middle tower.
- 5) Restudy the metal design of the tower on the corner of the building near the parking off of Olive Street.
- 6) The massing and scale of the project is appreciated. Continue refinement of details and character.
- 7) The Board looks for further design of the wall at the front elevation and forecourt as well as the openness of the Cota Street elevation. Incorporate landscaping in that area.
- 8) Study the tile sloped roof at the front elevation to blend the character and design with the rest of complex.
- 9) Study opening or eliminating the bridges at the upper level.

Action: Zink/Aurell, 6/0/0. Motion carried. (Wienke stepped down.)

## **REVIEW AFTER FINAL**

### **2. 116 E YANONALI ST**

**OC/SD-3 Zone**

**(4:30)**

Assessor's Parcel Number: 033-083-018

Application Number: MST2006-00361

Owner: 116 East Yanonali, LLC

Owner: DBN Yanonali, LLC

Architect: The Conceptual Motion Company

(Proposal to construct a three-story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Project received Planning Commission Approval on 7/19/2007 [Resolution No. 030-07].)

**Review After Final for (1) change in material at portion of ground level from bead blasted concrete to heavy texture plaster; (2) relocation of entry gate, man door and planter, and address signage; (3) increase parkway landscaping at building entry; (4) simplified design of garage rolling gate at Gray Avenue; (5) change of hardscape material; (6) change to Yanonali street tree species per Street Tree Advisory Committee recommendations; (7) northeast overhead door changed to fixed storefront system; (8) interior atrium bridge rails changed to be consistent with material and design of exterior loggias; (9) terrace/loggia doors for all units changed from bifold to double storefront; (10) Storefront finish changed from gray paint to clear anodized; (11) upper story planters on private terraces changed to premanufactured boxes, with the upper level planter on west elevation being eliminated; and (12) finished surface of water wall in atrium changed from corten steel to pebble tile.**

Time: 5:15  
 Present: Ryan Mills and Edward DeVicente, Conceptual Motion Company; Lane Goodkind, Landscape Architect.

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

- 1) Stucco is an acceptable material replacement. Provide specific details for texture and color.
- 2) Relocation of the entry gate, man door, planter, and address signage are acceptable.
- 3) Landscaping is approved with the condition that areas allowing pedestrian crossing from the park to the sidewalk be added.
- 4) The simplified garage rolling gate design at Gray Avenue is **not** acceptable.
- 5) The change of hardscape material is acceptable.
- 6) The Yanonali street tree species change is acceptable.
- 7) Closing the overhead door to a fixed window at the northeast corner is **not** acceptable as it plays an integral part to the base of the building.
- 8) The Board could approve the interior atrium bridge rails for consistency **if** all top rails on the interior and exterior were changed to a uniform rectangular style stock rail.
- 9) The change of terrace/loggia doors from bi-fold to double storefront is acceptable.
- 10) The change of storefront finish from gray paint to clear anodized is acceptable.
- 11) Although a change of planters on upper story private terraces to premanufactured boxes is acceptable, elimination of the upper lever planter at the stairs is **not** acceptable.
- 12) Change of atrium water wall finished surface from corten steel to pebble tile is acceptable.
- 13) Provide an updated color board.

Action: Sherry/Zink, 6/0/1. Motion carried. (Wienke abstained.)

**\*\*\* THE BOARD RECESSED FROM 6:07 P.M. UNTIL 6:30 P.M. \*\*\***

**CONCEPT REVIEW - CONTINUED ITEM**

**3. 1820 DE LA VINA ST**

**R-4 Zone**

**(4:55)**

Assessor's Parcel Number: 027-022-022

Application Number: MST2007-00590

Owner: Mark and Val Maldonado

Architect: Peikert Group Architects

(Concept Review of proposed future demolition of five existing residential units and construction of 10 to 14 condominium units. Three lots would be merged for a total site area of approximately 27,000 square feet. The exact scope of the proposed project has not yet been determined. The project requires review by the Planning Commission for a Tentative Subdivision Map.)

**(Second Concept Review. Comments only; Project requires environmental assessment and Planning Commission review of a Tentative Subdivision Map.)**

Time: 6:30

Present: Detliv Peikert, Gordon Brewer, and Lisa Plowman, Peikert Group Architects.

Public comment opened at 6:50 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:50 p.m.

**Motion:** Continued indefinitely to the Planning Commission, and return to Full Board with the following comments:

- 1) Preservation of the oak tree is appreciated.
- 2) The parking below grade is a positive idea given the site size.
- 3) The pedestrian oriented site plan with courtyard is good. The north driveway adds more light, air, and distance from the neighbors. The different style is acceptable to the neighborhood.
- 4) Provide stone at the entire level at driveway edge on the north elevation.
- 5) Move the driveway to the south and curve it beyond.
- 6) Add a large specimen tree at the northwest corner.
- 7) Provide natural light into below grade parking area below.
- 8) Prior to Planning Commission, submit an elevation from the paved surface of the north elevation through the driveway in order to show the entire elevation. Include planting and vine pockets.

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

#### **CONCEPT REVIEW - CONTINUED ITEM**

#### **4. 1226 ALTA VISTA RD**

**R-3 Zone**

**(5:30)**

Assessor's Parcel Number: 029-150-038  
 Application Number: MST2006-00742  
 Owner: Jim B. Worthen  
 Owner: Av Partners  
 Architect: R. Brian Nelson  
 Agent: Chris O'Dell  
 Landscape Architect: Robert Fowler

(Proposal for the conversion of six existing one-story residential dwelling units each at 630 square feet (four apartments and a duplex) to condominium units on an 11,250 square foot lot in the R-3 Zone. The proposal includes the demolition of two, three-car garages (six spaces) to create eight on-site uncovered parking spaces. A total of 430 cubic yards of cut is proposed for the construction of a trash enclosure and six private storage spaces units. The proposal includes the alterations to the existing porch and entry steps, to windows and doors for the creation of private outdoor living space, and a retaining wall on the west side of the duplex. of the existing 11,250 square foot lot 3,658 square feet is proposed landscaping. Planning Commission review is required for a Tentative Subdivision Map, condominium conversion, and a modification to remove six window openings within the interior yard setback along the southeastern property line.)

**(Second Concept review. Comment only; project requires environmental assessment and Planning Commission review of requested modifications, a Tentative Subdivision Map and condominium conversion.)**

Time: 7:10

Present: Brian Nelson, Architect; Robert Fowler, Landscape Architect.  
 Public comment opened at 7:28 p.m.  
 A letter in opposition from Paula Westbury was acknowledged.  
 Public comment closed at 7:28 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to Full Board with the following comments:**

- 1) The Board appreciates the applicant's condo conversion efforts.
- 2) Enhancement of the landscape is appreciated.
- 3) Use of dymondia in the planting strip in lieu of lawn is suggested.
- 4) The Board understands there will be a maximum 42 inch hedge height along the entire property front.
- 5) A maximum of 8 foot high fences, with 48 inches on the inside portion of private decks should be utilized.
- 6) Provide additional detailing and locations for awnings.
- 7) Awning surrounds at front doors should be detailed to show set back from doors.
- 8) The modification for replacement of windows and doors is required, is technical in nature, and poses no negative aesthetic impacts.
- 9) Some Board members are concerned with the wood deck. Provide solutions for privacy screening.

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

**\*\* THE BOARD RECESSED FROM 7:40 UNTIL 7:42 P.M. \*\*\***

**PRELIMINARY REVIEW**

**5. 930 MIRAMONTE DR**

**A-1 Zone**

**(6:20)**

Assessor's Parcel Number: 035-023-003  
 Application Number: MST2004-00743  
 Owner: Visiting Nurse and Hospice Care of Santa Barbara  
 Architect: Phillips, Metsch, Sweeney, and Moore  
 Landscape Architect: Bob Cunningham  
 Agent: Trish Allen

(Proposal to construct a new 18-bed hospice facility. The project would consist of an 11,370 square foot addition to an existing 3,760 square foot structure, with a 22 space underground parking garage below the new structure and 5 uncovered spaces on the 5.5 acre parcel. The existing 1,132 square foot Garden Center building would be demolished to make way for necessary site improvements. The project includes 4,910 cubic yards of grading for the new structure and also proposed is the widening of the existing access road for two-way traffic, which will require retaining wall construction and additional grading. Project received Planning Commission Approval on 11/15/2007 [Resolution No. 046-07].)

**(Project requires compliance with Planning Commission Resolution No. 046-07.)**

Time: 7:42

Present: Trish Allen, Agent; Bob Cunningham, Landscape Architect; Kristin Storey, Architect.



Public comment opened at 8:18 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 8:18 p.m.

**Motion: Preliminary Approval of the Architecture and Landscape and return to Full Board with the following comments:**

- 1) Look for ways to mitigate height of walls, especially at driveway.
- 2) The Board looks forward to resolution of the finished texture and color details, and landscaping.
- 3) Continue to resolve the entry and privacy from rooms, especially at the main entrance.
- 4) The Board appreciates the incorporation of stone veneer into retaining walls throughout.
- 5) Incorporate more natural light into the parking garage and consider an arched stone entryway at the garage.
- 6) Preliminary Approval does not include retaining walls and the rear driveway.

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

Time: 8:59 Item #5 was reopened.

**Revised Motion:**

**Preliminary Approval of the Architecture and Landscape, return to Full Board with the following comments:**

- 1) Not included in the Preliminary Approval are retaining walls or the rear driveway.
- 2) Look for ways to mitigate retaining wall heights, especially throughout the driveway. Provide resolution of the finished texture and color and details of proposed retaining walls.
- 3) Incorporation of stone veneer into retaining walls throughout is appreciated.
- 4) Continue to resolve the entry, and privacy from rooms, particularly at the main entrance.
- 5) Incorporate more natural light into the parking garage and consider an arched stone entryway at the garage.
- 6) Identify driveway materials at entry way and for length of driveway, use permeable paving where appropriate.
- 7) Replace the 24 inch box tree with a 36 inch box tree to ameliorate removal of a couple of larger existing oak trees (sheet L-107).
- 8) Identify location of all retaining walls (sheets L-102/103), show material and veneering.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 630 BATH ST****R-4 Zone****(7:00)**

Assessor's Parcel Number: 037-121-020

Application Number: MST2008-00120

(40 min)

Owner: Housing Authority of Santa Barbara

Designer: Tom Moore

(Proposal to construct 2 one- apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot in the R-3 Zone. The lot is currently developed with 4 three-bedroom apartments designed in 2, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet. No alterations are proposed for the existing units. All units are available exclusively to low and very-low income renters. The proposal includes a total of 6 existing uncovered parking spaces. The project requires review by the Staff Hearing Officer for a modification to allow one unit over density.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review for a density modification.)**

Time: 8:35

Present: Tom Moore, Architect.

Public comment opened at 8:53 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 8:54 p.m.

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

- 1) The proposed windows and trim are to match the existing two-story detailing.
- 2) Elimination of the wrought iron railing along Ortega Street is preferred.
- 3) Provide a landscape plan.
- 4) Confer with the Building Department and determine feasibility of the ADA parking space prior to meeting with Staff Hearing Officer.
- 5) Location of the trash inside the yard setback is acceptable due to the alley location. The Board would like to see improvements to the wall, particularly masonry or stone facing on the wall adjacent to alley.
- 6) Windows are to be of a higher quality, recessed, and detailed better than existing windows.
- 7) The eave at plate and porch details are to pick up detailing of existing adjacent residence.

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

**PRELIMINARY REVIEW****7. 1021 ALPHONSE ST****R-2 Zone****(7:40)**

Assessor's Parcel Number: 031-184-013  
 Application Number: MST2008-00069  
 Owner: Francisco Andrade  
 Architect: Jose Esparza

(Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.)

(8:55)

Present: Jose Esparza, Architect.

Public comment opened at 9:05 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 9:05 p.m.

**Motion: Preliminary Approval with return to Consent Calendar with the following comments**

- 1) Study the east and north elevations to resolve the doorway roof condition (page 6). A bracket and roof overhang are suggested.
- 2) Window and door trims should be consistent.
- 3) Increase the column width on the south elevation to be 6 by 6 posts (page 3).
- 4) Match the south elevation window ledge corbels with the corbels above the garage door.

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

**I. Adjournment.**

The Full Board meeting adjourned at 9:15 p.m.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 50 E ALAMAR AVE****R-4 Zone**

Assessor's Parcel Number: 051-143-001  
 Application Number: MST2007-00540  
 Owner: International Foursquare Gospel Church  
 Applicant: Will Rivera  
 Architect: Paul Beigh

(Proposal to construct a new handicap ramp at the east elevation of the existing building.)

**(Review After Final for revised location of a previously approved new ADA ramp.)**

Final Approval as submitted of the Review After Final with the comment that the applicant has the option of maintaining additional rear entry at the northeast elevation with details to match the other rear entry.

**REVIEW AFTER FINAL****B. 1906 CLIFF DR****C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008  
Application Number: MST2006-00146  
Owner: Levon Investments Inc.  
Architect: Cearnal Andrulaitis

(Proposal for exterior renovations to the Mesa Shopping Center.)

**(Review After Final to revise the roof entry at Deano's Pizzarama to extend to the existing brick columns.)**

Public comment: a letter from Paula Westbury in opposition to the project was acknowledged.

Final Approval as submitted of the Review After Final.

**REVIEW AFTER FINAL****C. 2222 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-181-019  
Application Number: MST2007-00069  
Owner: City Commerce Bank  
Agent: Patrick Marr

(Proposal to add 74 square feet to the rear of an existing 1512 square foot commercial building. Proposal also includes a new front porch, new ATM and access ramp and one new parking space and interior remodel.)

**(Review After Final to eliminate the front porch, ATM, and the front porch access ramp as previously approved. The building will include a rear access ramp which is being completed under a separate permit.)**

Postponed one week at the applicant's request.

**REVIEW AFTER FINAL****D. 316 W VICTORIA ST****R-4 Zone**

Assessor's Parcel Number: 039-112-017  
Application Number: MST2007-00622  
Owner: Randy Donald Graybill  
Applicant: Sophie Calvin

(Proposal to rebuild an existing one-car garage and shed with a new half-bath to total 234 square feet. The project also consists of permitting an existing fountain, demolishing the existing entry stairs to the front unit and building a new 196 square feet deck with trellis addition.)

**(Review After Final to reduce the front patio by three feet to increase the open yard space and setbacks; remove the upper section of the garage to simplify the roof line; and remove the entry door on the north elevation.)**

Public comment: a letter from Paula Westbury in opposition to the project was acknowledged.

Final Approval of the Review After Final with the following conditions: 1) Project stats and hedge height to be corrected as noted on plans dated 1/8/08; 2) windows, doors, and garage to match original approved proposal; 3) conditions were carried from January 8, 2008: a) garage, deck, and trellis are approved as submitted; b) statistics form to be corrected.

## **REVIEW AFTER FINAL**

### **E. 614 E HALEY ST**

**C-M Zone**

Assessor's Parcel Number: 031-293-004  
Application Number: MST2006-00459  
Owner: Claveria Bertha Trustee  
Owner: Russ Banko

(Proposal for site improvements and minor exterior alterations to an existing commercial space on two adjacent parcels. Tenant improvements include new exterior doors and windows, new skylights and new exterior paint. Proposed site improvements include a new 680 square foot shed roof structure over open space, new gates and fences, a new parking design, and landscaping. Also proposed is a temporary 332 square foot commercial office to be relocated on site while alterations and improvements take place. Interior alterations are proposed under a separate building permit.)

**(Review After Final to permit a 320 square foot storage structure. The structure is currently located on site in the proposed permanent location and was previously approved as a temporary commercial office which was to be removed after the on site alterations and improvements were completed.)**

Postponed due to the applicant's absence.

## **NEW ITEM**

### **F. 1906 CLIFF DR**

**C-P/R-2 Zone**

Assessor's Parcel Number: 035-141-008  
Application Number: MST2008-00234  
Owner: Levon Investments Inc.  
Architect: Cearnal, Andrulitaitis

(Proposal to construct a new 5 foot by 2 foot suspended equipment box on the north wall of the existing McDonalds building at the existing drive-through.)

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

Final Approval as submitted.

**NEW ITEM****G. 3618 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-311-045  
Application Number: MST2008-00240  
Owner: Atlantic Richfield Co.  
Agent: Alanna Isaac

(Proposal to install a new Healy clean air separator unit with concrete pad and enclosure, and associated EVR Phase II upgrades to existing fueling system on a commercial lot.)

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

Public comment: a letter from Paula Westbury in opposition to the project was acknowledged.

Continued indefinitely. Applicant to provide a landscape plan for proposed screening of new equipment.

**NEW ITEM****H. 402 W MISSION ST****C-P Zone**

Assessor's Parcel Number: 025-291-015  
Application Number: MST2008-00242  
Owner: William F. and Doris M. Monian Trustees  
Owner: Exxon Mobil  
Agent: Alanna Isaac

(Proposal to install a new Healy clean air separator unit with concrete pad and enclosure, and associated EVR Phase II upgrades to existing fueling system on a commercial lot.)

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

Continued indefinitely. 1) Propose horizontal unit rather than vertical unit; 2) provide landscape plan for screening; 3) Show all required, existing, and parking proposed to be removed.

Items on Consent Calendar were reviewed by Dawn Sherry. Consent Calendar ended at 2:10 p.m.