



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, June 30, 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  
 KATHLEEN GOO, Alternate 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	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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, 735 Anacapa St. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Please check our website under City Calendar 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 June 26, 2008 at 4:00 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/abr](http://www.SantaBarbaraCa.gov/abr).
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*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:11 p.m.

**ROLL CALL:**

Members present: Aurell (left at 5:09), Manson-Hing, Mosel, Sherry (arrived 3:15), Wienke, Zink.  
Members absent: Blakeley (excused)  
Staff present: Bedard, Limon, Shafer

**A. Public Comment:**

No public comment.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Architectural Board of Review meeting of June 16, 2008, as amended.  
Action: Mosel/Aurell, 4/0/1. Motion carried. (Manson-Hing abstained. Blakeley/Sherry absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of June 23, 2008. The Consent Calendar was reviewed by Dawn Sherry.  
Action: Sherry/Manson-Hing, 6/0/0. Motion carried. (Blakeley absent.)

Motion: Ratify the Consent Calendar of June 30, 2008. The Consent Calendar was reviewed by Dawn Sherry.  
Action: Manson-Hing/Sherry, 6/0/0. Motion carried. (Blakeley absent.)

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

Ms. Bedard reported that Member Blakeley will be absent. Member Aurell announced that he will leave at 5:00 p.m. Member Sherry reported that she will step down from Item #6.

## E. Subcommittee Reports.

No reports.

## F. Possible Ordinance Violations.

Member Manson-Hing reported that rooftop equipment at McDonalds is visible above the parapet. Confirm the last set of drawings reviewed indicates a hip roof and no longer required mechanical equipment on the roof.

Member Zink reported that two 12 inch diameter rooftop stacks above Ruth's Chris are showing above the parapet roof. Confirm last set of drawings reviewed to verify the vents are below the parapet are not visible and whether metal flashing was installed per drawings.

**CONCEPT REVIEW - NEW ITEM****1. 3747 STATE ST****C-P/SD-2 Zone**

**(3:20)** Assessor's Parcel Number: 051-590-028  
 (25 mins) Application Number: MST2008-00215  
 Owner: Whittaker Horace Jr. et al Trust  
 Applicant: Lori Ellen Burnham  
 Architect: Lyons Warrens  
 Business Name: Jack in the Box

(Proposal to change the exterior color scheme of the existing Jack in the Box.)

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

Time: 3:25

Present: Lori Ellen Burnham, Applicant.

Public comment opened at 3:37 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 3:37 p.m.

Straw vote: What color is preferred for the drive through window, maroon or beige? Beige 5/1/0.

**Motion: Final Approval of the project with the following comments:**

- 1) The Board prefers the original submittal using the caviar color for the upper roof area, except that the capping flash on top is to be caviar, and not the proposed fire red.
- 2) On the east elevation, the painted brick (now noted as #1) shall match the valance beige color (#2).
- 3) It is understood that the drive up area on the east elevation, which appear as red windows on the plans will not to be red windows but is an interior feature behind clear glass, and therefore is not reviewed by the ABR.
- 4) The aluminum store front is to be painted as Caviar #3 color.
- 5) The Sign Committee is to review any signage and posters on the east elevation. Posters are not approved in the submittal.

Action: Sherry/Aurell, 6/0/0. Motion carried. (Blakeley absent.)

**CONCEPT REVIEW - NEW ITEM****2. 302 E HALEY ST****C-M Zone**

**(3:45)** Assessor's Parcel Number: 031-281-001  
 (35 mins) Application Number: MST2008-00254  
 Owner: David Back  
 Applicant: Dale Pekarek  
 Designer: The Fine Line

(Proposed remodel of an existing, 3,228 s.f. two-story, mixed-use building. The project includes the reconfiguration of the upstairs two and three-bedroom units to one-bedroom units, striping the existing unstriped parking lot for eight parking spaces, and changing the exterior facade of the building. Also proposed on the exterior is a new entry vestibule and handicapped ramp for the residential units, new doors and windows, and new exterior stairs to the second floor.)

**(Comments only; project requires environmental assessment.)**

Time: 3:46

Present: Dale Pekarek, Applicant; Joe Campanieli, General Contractor.

Public comment opened at 3:55 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 3:55 p.m.

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

- 1) The Board is comfortable with the conceptual approval of the project with the following suggestions:
- 2) There is concern with the balconies of the residential units, study the proportion, massing, and detailing.
- 3) There is concern with the Garden Street elevation from the building across the property line, study further with additional landscape measures and metal fencing as mentioned in the presentation.
- 4) Provide detailing of the stucco cap on the parapets.
- 5) Study the Haley Street elevation, particularly at the front entry. There is concern that the token gesture of the thickened wall and small eyebrow over the entry might be unsuccessful.
- 6) Some Board members are concerned with the radiused metal roof and brackets. Study the rear elevation and provide revised drawings.

Action: Zink/Mosel, 6/0/0. Motion carried. (Blakeley absent.)

**CONCEPT REVIEW - CONTINUED ITEM****3. 617 BRADBURY AVE****C-2 Zone**

**(4:20)** Assessor's Parcel Number: 037-122-006  
 (45 mins) Application Number: MST2007-00559  
 Owner: Leed Santa Barbara, LLC  
 Architect: Design to the Nines

(Proposal to demolish an existing 458 square foot single-family residence and construct a new two-story mixed-use LEED Certified development of 1,604 square feet of commercial space on the ground floor and two, one-bedroom condominium units on the second level on a 5,000 square foot lot in the C-2 zone. Residential unit A is proposed at 1,085 square feet and residential unit B at 1,070 square feet. The proposed project would include roof gardens, solar panels, wind turbines, and permeable pavement for driveways and sidewalks. Also proposed is a shared bicycle storage area and bathroom for LEED Certification points. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Approval Findings for new commercial square footage.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Approval Findings.)**

Time: 4:27

Present: Ted Powel, Architect; Laura Powel, Landscape Designer; Kay Perry, Owner.

Public comment opened at 4:46 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. A letter from Mark Maslan addressing concerns for hindrance of the historic aesthetic of the neighborhood was read (photo submitted).
3. A letter from Berka Smock addressing height concerns was read (2 photos submitted).
4. A letter from Celeste and Lee Varner, addressing concern for the historic neighborhood was read.
5. A letter in support from Christi Vior was read.
6. Wanda Livernois : the project is too big for the neighborhood.
7. Mark Maslan: the project is too tall for the neighborhood.

Public comment closed at 4:57 p.m.

Straw vote: How many board members are concerned about neighborhood compatibility? 6/0/0.

Straw vote: How many board members are concerned about the size bulk, scale 6/0/0.

Straw vote: How many board members are concerned about lack of landscape and open space? 6/0/0.

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

- 1) There is concerned with the size, bulk, and scale of the project and the lack of neighborhood compatibility, landscaping and open space in relation to the surrounding neighborhood. The board looks to the applicant to study ways to reduce the size, bulk, and scale, in addition to providing a project that is LEED certified and blends with the surrounding neighborhood.
- 2) Provide building sections on both sides, and indicate distance between building floors.
- 3) The Board appreciates the applicant's efforts to provide a quality LEED building; however, there is concern with the wind turbines as shown, the appropriateness to the neighborhood, and the possibility of other design solutions. Study and provide cut-sheets and solutions that address the turbine units and the appropriateness to the neighborhood.

- 4) Prior to resubmittal, applicant to confer with the City Arborist and obtain a letter addressing the existing Canary Island Palm tree.
- 5) The elevations are dark and unreadable; therefore, the Board is unable to comment on the architecture. Provide accurate and clear drawings and elevations.
- 6) Applicant to verify planning and building issues prior to resubmittal.

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

## **PRELIMINARY REVIEW**

### **4. 730 MIRAMONTE DR**

**A-1/E-1 Zone**

**(5:05)** Assessor's Parcel Number: 035-050-060  
 (35 mins) Application Number: MST2006-00234  
 Owner: Katherine Driscoll-Roche  
 Architect: Vadim Hsu

(Proposal for approval of as-built work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires a Substantial Conformance Determination at Planning Commission.)

**(Project requires compliance with Planning Commission Resolution No. 019-08.)**

Time: 5:23

Present: Vadim Hsu, Architect; Michelle Hochrein, Landscape Architect; Dave Williams, Chief Engineer, KEYT.

Public comment opened at 5:40 p.m.

- 1) Lois Franks, would prefer the parking lot to be screened; concerned that adequate "dog house" elevations haven not been submitted.
- 2) Dave Franks, concerned that the approved landscape screening of the 10-foot dishes was cut down.
- 3) A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:48 p.m.

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

- 1) Provide additional details and information for screening the dog house structure.
- 2) Applicant to return with a revised exterior lighting plan as currently shown on eaves of the building. Provide photos to indicate the style is appropriate to the architecture and complies with the City's Outdoor Lighting Guidelines.
- 3) Applicant to verify handicapped railing at front door sidewalk with the building department (page 3.0).
- 4) Provide a color sample for the powder coated screen wall.
- 5) Applicant to address landscaping items as specified in the Planning Commission Resolution (No. 019-08).

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

**\*\*\* THE BOARD RECESSED FROM 6:12 P.M. UNTIL 6:35 P.M. \*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 700 BLK E ALAMAR AVE 2588 SEG ID**

**(6:00)** Assessor's Parcel Number: ROW-002-588  
 (35 mins) Application Number: MST2008-00258  
 Owner: City of Santa Barbara Public Works  
 Applicant: Steve Kaali  
 Architect: BMC Communication  
 Applicant: T-Mobile Wireless

(Proposal for installation of a new unmanned telecommunication wireless facility and equipment located within the public right-of-way. The proposal includes a new 38 foot wooden pole with three 42 inch panel antennas attached at the top of the pole and painted brown to match. A 48 59-inch<sup>(6/30/08)</sup> tall power pedestal will be above ground and remaining equipment will be located in an underground [7x17 foot] vault.)

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

Time: 6:35

Staff comment: Ms. Bedard clarified that power pedestal poles are 59 inches, not 48 inches as stated in the description.

Present: Steve Kaali, Applicant.

Public comment opened at 6:57 p.m.

- 1) Russell Rogers, opposed to aesthetics and electromagnetic fields. Suggested story pole installation and a site visit.
- 2) Christine Ramirez, opposed: concerned about the effects of EMFs on her father's pacemaker.
- 3) Christine Ramirez, representing Wood Glen Hall, opposed: concerned about the proximity of EMFs to residents rooms.
- 4) Dino Francos, opposed:

Letters in opposition from Chris Hawkings, Paula Westbury, and one a letter signed by  
 Public comment closed at 7:08 p.m.

The Board requests that staff clarify whether the project does not require a Conditional Use Permit.

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

- 1) There is concern with the project as presented and looks to the applicant to present a true scale depiction to accurately represent the proposed pole, antennas, and power pedestal. Also show the adjacent trees and power poles on either side, to scale with a person drawn for reference.
- 2) The Board would prefer a pole with internalized conduit as opposed to the external conduit as presented.
- 3) Sheathing and lampshade style options for antenna array as suggested by the applicant are preferred.
- 4) The antennas, as currently proposed, are 42 inches wide by 59 inches high; the board encourages the applicant to reduce the scale, size, and diameter to make it as minimal as possible.



- 5) Two Board members can not make visual aesthetic findings due to lack of substantial screening. Some Board members could accept a simple aesthetic antenna array on top.
- 6) Staff is to clarify the access separation distance (SBMC §28.94.030) for the distance from the public and the height requirement of the pole, and whether a Conditional Use Permit is required.

Action: Zink/Manson-Hing, 3/2/0. Motion carried. (Sherry and Mosel opposed; Aurell and Blakeley absent.)

## **FINAL REVIEW**

### **6. 434 W GUTIERREZ ST**

**R-4 Zone**

**(6:35)** Assessor's Parcel Number: 037-191-002  
 (35 mins) Application Number: MST2006-00541  
 Owner: Lorenz F. Weidl  
 Architect: Bildsten & Sherwin Design Studio

(Proposal for a three-unit, three-story apartment building to be attached to an existing 1,707 square foot single-family dwelling. The three units total 5,458 square feet and four two-car garages totaling 1,750 square feet on the lower level. The project includes converting three existing 281 square foot garages to storage space, and a total of 50 cubic yards of grading. The project received Staff Hearing Officer approval on 8/15/2007 (Resolution No. 064-07).)

**(Preliminary Approval granted 11/5/2007. Final Approval is requested.)**

Time: 7:32

Present: Ellen Bildsten, Architect.

Public comment opened at 7:45 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 7:45 p.m.

**Motion: Final Approval as noted with the following conditions:**

- 1) Changes are noted on pages A507, A501, A3.1, A5.1 (details 1, 3 and 5).
- 2) Add bondarised metal for down spouts and gutters (page A5.1).
- 3) Revise the corbel detail so corbel goes above column and under beam using 6x material or remove the corbel entirely (A5.1).
- 4) Indicate metal flashing on top of 3x window top casing; indicate 3/4 inch overhang at the window stool (detail 9, page A5.2).
- 5) The fountain base shall be slightly smaller than wall to which attached, the cap and base shall be made out of stone tile or sandstone, to be a different material from the plaster veneer (detail 10, page A5.2).
- 6) Study the banding to align with the first and second floor, verify with detailing (page A3.1).
- 7) Verify construction details to align bottom of the skirt boards.
- 8) Incorporate colors on plans prior to submittal to the Building Department.

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

**CONCEPT REVIEW - NEW ITEM****7. 3849 STATE ST I-57****C-2/SD-2 Zone****(7:10)**

(35 mins)

Assessor's Parcel Number: 051-010-011  
 Application Number: MST2008-00236  
 Owner: Macerich La Cumbre, LLC  
 Applicant: Conceptual Motion Company  
 Architect: Benson and Bohl Architects

(Proposal for a facade remodel of tenant suites at Building D on the plaza elevation at La Cumbre Plaza. Proposal consists of three bays with a new traditional Spanish-Colonial facade. The windows, entry doors, and interior work are to be completed by tenants under a separate review. The existing Ann Taylor store and remaining two bays of Building D are not included in this project.)

**(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)**

Time: 7:56

Present: Angela Westfall, Conceptual Motion Company

Public comment opened at 8:01 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 8:01 p.m.

**Motion: Preliminary Approval of the project and return on Consent Calendar with the following comments and conditions:**

- 1) Revise the cap flashing to be the flat cap style and provide building details.
- 2) Provide a section through the roof showing the parapet and roof-top equipment screening.
- 3) The Anacapa exterior light fixture by Handleman is acceptable.
- 4) The proposed colors are acceptable. The board would prefer the Pineapple Bay Leaf Frazee color to be white, rather than pink.
- 5) The store front and base tile, and doors will be reviewed under separate permit.
- 6) The project is in compliance with the La Cumbre Plaza Design Criteria.

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

**CONCEPT REVIEW - NEW ITEM****8. 130 S HOPE AVE D-12C****C-2/SD-2 Zone****(7:45)**

Assessor's Parcel Number: 051-010-007  
 Application Number: MST2008-00281  
 Owner: Riviera Dairy Products  
 Applicant: Conceptual Motion Co.  
 Architect: Benson and Bohl Architects

(Proposal for a facade remodel of tenant suites at Building D on the plaza elevation at La Cumbre Plaza. Work in anticipation of future tenants to consist of three bays with a new traditional Spanish-Colonial inspired facade. The windows, entry doors, and interior work to be completed by tenants and are not part of this project. The proposed Louis Vutton tenant space is under remodel review in MST2008-00020. The remaining two bays of Building D are not included in this project.)

**(Project requires compliance with the La Cumbre Plaza Tenant Design Guidelines.)**

Time: 8:12

Present: Angela Westfall, Conceptual Motion Company

Public comment opened at 8:19 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 8:19 p.m.

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

- 1) Study the top of the parapet and the intersection of columns to parapet.
- 2) The project is in compliance with the La Cumbre Plaza Design Criteria.

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

### **ADJOURNMENT:**

The full board meeting adjourned at 8:40 p.m.

## **CONSENT CALENDAR**

### **CONTINUED ITEM**

#### **A. 3341 CAMPANIL DR**

**A-1 Zone**

Assessor's Parcel Number: 047-103-001

Application Number: MST2006-00612

Owner: R. Chad and Norean V. Drier, Trustees

Architect: Bill Wolf

(Proposal for a 2,032 square foot one-story addition to an existing 3,489 square foot one-story single-family residence with a 750 square foot attached garage on a 1.55 acre lot in the Hillside Design District. The proposal includes new entry gates, the replacement of an existing pool with a new patio, and a new relocated pool and patio.)

**(Review After Final to reduce the addition from 2,032 square feet to 724 square feet, addition of new site walls at driveway, window and door changes, and a revised pool deck.)**

Final Approval as submitted of the Review After Final.

**CONTINUED ITEM****B. 329 W CANON PERDIDO ST****R-4 Zone**

Assessor's Parcel Number: 037-032-001  
Application Number: MST2008-00140  
Owner: Church of the Open Bible  
Designer: Joaquin Ornelas

(Proposal to abate violations in ENF2008-00165 to include the removal of deteriorated wood stairs and landing and replace with concrete; and to permit an as-built garden wall and new retaining wall along the south side of the parcel.)

**(Comments only; project requires environmental assessment.)**

Continued indefinitely with the following comments: 1) exterior finish of proposed retaining walls shall be plaster to match existing; 2) return with complete landscaping plan per City Ordinance and water wise planting species; 3) Address proposed grading and bank stabilization in areas where retaining walls are not allowed.

**NEW ITEM****C. 826 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-001  
Application Number: MST2008-00294  
Owner: Estate of Eleanor Ciampi  
Applicant: Gordon Hardley  
Owner: Sophie Geith, Executor

(Proposal for an as-built 768 square foot mezzanine addition to an existing 3,054 square foot commercial building. The proposal includes as-built changes to change the parking lot surface from asphalt to gray stone pavers in the existing parking lot and to remove the as-built habitable space and restore it to an interior commercial use loft. The 768 square foot addition received previous approvals through expired permits in 1974 and 2000.)

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

Continued two weeks with the condition that applicant return with a revised landscaping plan to accurately reflect existing conditions.

**NEW ITEM****D. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017  
Application Number: MST2008-00297  
Owner: Cutter Properties, Ltd  
Agent: Mike Ramsey

(Proposal for exterior alteration to the existing Mercedes facade. Proposal includes a new 825 square foot open canopy with blue metal columns and a blue free standing entry portal. Proposal involves abatement of enforcement violation ENF2008-00174.)

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

Postponed one week at the applicant's request.

**REVIEW AFTER FINAL****E. 906 GARCIA RD****R-3 Zone**

Assessor's Parcel Number: 029-252-001  
Application Number: MST2004-00755  
Owner: James Brett Harrison  
Architect: Mark Wienke

(Proposal to demolish a detached 627 square foot garage and construct a 1,223 square foot addition to an existing one-story 1,037 square foot single-family residence with an attached 526 square foot two-car garage. The project will result in a two-story 2,260 square foot single-family residence with an attached 526 square foot garage on a 5,871 square foot lot located in the Hillside Design District.)

**(Review After Final to save the original 363 square foot garage and original driveway; reduce the first floor addition to 192 square feet and 620 square foot second story addition. The revised proposal results in an 812 total square foot addition and 1,871 square foot single-family residence.)**

Final Approval as submitted of the Review After Final.

Items on Consent Calendar were reviewed by Dawn Sherry. Consent Calendar ended at 2:04 p.m.