



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, October 6, 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 @ 3:20 P.M.
- JIM BLAKELEY - ABSENT.
- CAROL GROSS (NORMALLY LEAVES AT 5 P.M.) – PRESENT UNTIL 7:48 P.M.
- GARY MOSEL - PRESENT
- DAWN SHERRY – PRESENT @ 4:40 P.M., ABSENT FROM 7:23-7:32 P.M.
- PAUL ZINK - PRESENT @ 4:24 P.M.

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 4:17 P.M.
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, 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 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. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. 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 Thursday, October 6, 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.
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. on Channel 18. 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 and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m.

ROLL CALL:

Members present: Weinke, Manson-Hing, Aurell, Gross, Mosel, Sherry, and Zink.
Members absent: Blakely.
Staff present: Limón, Bedard and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of September 22, 2008, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of September 29, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing.

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

Motion: Ratify the Consent Calendar of October 6, 2008. The Consent Calendar was reviewed by Christopher Manson-Hing, with the exception of landscaping for Item E, reviewed by Carol Gross.

Action: Mason-Hing/Gross, 4/0/0. Motion carried. (Aurell/Blakely/Sherry/Zink absent.)

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

1) Ms. Bedard made the following announcements:

- a) Both Board members Zink and Sherry will be arriving late to the meeting, with Sherry stepping down from Item 1 on the agenda, and Zink stepping down from Item 4 on the agenda.
- b) Announced various reminders for re-application for Board membership (Board members Sherry, Gross, and Wienke).
- c) Staff reminded the Board about confirming their meeting attendance during the coming holiday season for scheduling and cancellation purposes.

- 2) Mr. Limon informed the Board about continuing discussions with the Ordinance Committee regarding the creation of an interim Ordinance with respect to height and design in response to a direct request from City Council to staff to consider changes to the existing ordinances in an effort to limit the height of buildings, increase the open space, etc., which will be discussion topics at the upcoming annual joint City Council and Planning Commission meeting this Wednesday, October 8, 2008. Also, under discussion would be an alternative charter amendment as another possible solution. Mr. Limon requested Board members be appointed to follow and participate in these discussions at the joint session meeting and the Ordinance Committee meetings on these items. He announced that City's chairs and vice-Chairs of the various Board and Commission are, of course, always welcome to attend the Ordinance Committee meetings; the next meeting being held on Thursday, October 9, 2008 from 1:00-4:00 p.m.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

None.

DISCUSSION ITEM

TREE LANDSCAPE PROTECTION AND ENFORCEMENT

Staff Presentation: Jaime Limón, Senior Planner/Design Review Supervisor.
Tim Downey, City Urban Forest Superintendent.

(3:20)

The Board had the following collective comments regarding Tree Preservation, Landscape Plans and Enforcement issues.

- Supports increasing public's knowledge through such outreach efforts as information provided in Zoning Information reports, inclusion in City water Bills and T.V. public service announcements.
- Support for additional training to be provided for tree removal companies.
- Need to protect mature specimen trees and require large size replacement trees to act as a deterrent for unauthorized tree removals.
- Support repeat offender fines. (Including the possibility of suspension of contractor licenses.)
- Some concern regarding introducing a large fine for the removal smaller 4 inch trees, there should be more elaboration or significance of fines related to size of trees.
- In agreement that there should be regulation with goal for landscape plan maintenance and requiring that property owners not remove specifically required landscaping as approved by the Board. However, not all landscaping should be required to be maintained. Emphasis should be on trees, large shrubs, and significant landscape elements.
- Concerns expressed regarding being careful to new regulations regarding backyards, some flexibility required for these areas. Public realm or skyline trees should be primary concern not all trees.
- Good step to protect larger oak trees in native in native woodland areas, or sycamore trees in riparian locations.

Public comment opened at 3:47 p.m.

Mr. Ray Choiniere, supported; approved efforts to preserve trees.

Ms. Sharon Summer, supported; approved efforts to preserve trees, oversight, and fines for violations.

Mr. Phil Walker, supported; approved efforts for fines and speedy landscape maintenance, including tree removal and pruning; and requested more attention to watering efforts and replanting/replacement.

Ms. Cheri Rae, supported; cited various examples for the need for fine enforcement to violations and against improper removal of skyline and historic trees. A support letter was also submitted to the Board. Email correspondence from Ray Choiniere & Sharon Summer, and Julie Wood was acknowledged.

Public comment closed at 4:00 p.m.

PRELIMINARY REVIEW**1. 134 HARBOR WAY HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018
 Application Number: MST2007-00356
 Owner: City of Santa Barbara
 Applicant: Theresa Lawler, Engineering Technician

(Proposal to replace the docking system of Marina One fingers A through P in 10 phases over 10-15 years. As the majority of the project takes place over the water and is in the Coastal Commissions original permit jurisdiction a Coastal Development Permit is required. The project also includes shore side and dock side utility upgrades necessary to improve electrical and fire water service to meet current code requirements. A new switchgear, 66 square feet, would be added to the exterior and rear of the existing building at 132 Harbor Way. Development Plan Approval is needed since there has been over 1,000 square feet already allocated to this parcel. Project received Planning Commission Approval 12/20/07 (Resolution No. 048-07).)

(Project requires compliance with Planning Commission Resolution No. 048-07.)

(4:17)

Present: Linda Sumansky, Supervising Engineer, and Karl Treiberg, Waterfront Facilities Manager.

Public comment opened at 4:22 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary and Final Approval as submitted.

Action: Manson-Hing/Mosel, 5/0/1. Motion carried. (Gross abstained/Sherry stepped down/Blakely absent.)

***** THE BOARD BRIEFLY RECESSED AT 4:37 P.M. AND RECONVENED AT 4:40 P.M. *****

IN-PROGRESS REVIEW**2. 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
 Architect: Roteman, Eberhard & Associates
 Applicant: Bob Price, Roteman Architects

(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 3/24/08. Project requires compliance with Planning Commission Resolution No. 034-07.)

(4:40)

Present: Bob Price and Andy Roteman, Architects; and Leon F. Lunt, Owner.

Public comment opened at 4:57 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Review Calendar with the following comments: **1)** The zinc-coated grey-toned standing sea-metal roof is preferred in both color and materiality instead of composite shingles. **2)** Mute or lessen the intensity of the base color No. 1. **3)** Landscaping and tree protection measures, including protection of existing tree roots, shall be shown on the plans for final approval.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 436 CORONA DEL MAR DR

R-4/SD-3 Zone

Assessor's Parcel Number: 017-321-007

Application Number: MST2008-00420

Owner: Larry Agostino

Architect: Alex Pujo, Pujo & Associates

Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construction of a new three-story, 3,196 square foot, two-unit residential duplex and a 437 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,247 square feet and unit two at 835 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes photovoltaic panels and a swimming pool. A total of 220 cubic yards of grading is proposed to be balanced on site. Zoning modifications are requested for the new garage to encroach into the interior and rear setbacks. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project requires Staff Hearing Officer Review for zoning modifications and a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for Zoning modifications and a Coastal Development Permit.)

(5:10)

Present: Alex Pujo, Pujo & Associates; and Jeff Doubet, Design by Doubet.

Public comment opened at 5:24 p.m.

Patrick Smyth, generally supported; expressed concerns regarding demolition dust into his swimming pool which is open to the street, street parking, and street sweeping; offered to cooperate with contractor on construction parking.

Vince Pettit, opposed, concerned about privacy issues and expressed wish to preserve boarder trees.

Public comment closed at 5:30 p.m.

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

- 1) The Board is concerned with granting a modification for a new project of this size, scale and lot size. The Board encourages the applicant to restudy the site layout and design. Some site issues include the parking design and the amount of perceived hardscape.
- 2) The overall architecture is well done and is in keeping with the aesthetics of the neighborhood. However, some Board members have issue with the size, bulk and scale, especially at the third floor street elevation, and encourage the applicant to further study the articulation of elements to include reducing the third story stacked mass and increasing the third story setback at the street elevation.
- 3) Simplify the architecture style, detailing and articulation of the following items:
 - a) The chimneys on the south elevation which appear too large and out of context for the building;
 - b) The double-cantilevered outdoor deck;
 - c) The stairs floor-to-floor;
 - d) The amount of perceived hardscape; and
 - e) The stone panels, and other elements that over-complicate the building.
- 4) The use of Santa Barbara Sandstone is acceptable in both the building façade and hardscape.
- 5) Landscaping:
 - a) Please identify all existing hedges and trees on site;
 - b) Indicate all existing trees and hedges to be saved and those proposed to be removed;
 - c) Mature trees and hedges on the north and south property lines are to be saved; and
 - d) Restudy and further develop the tree canopy.

Action: Gross/Mosel, 7/0/0. Motion carried. (Blakely absent).

***** THE BOARD RECESSED AT 6:05 AND RECONVENED AT 6:26 P.M. *****

IN-PROGRESS REVIEW**4. 1015 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-242-011

Application Number: MST2006-00438

Designer: Amaro Design

Owner: The Rodriguez/Espinosa Family Trust

(Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 3,646 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is proposed to be a three-bedroom 1,662 square feet with a 457 square foot attached two-car garage. Unit two is proposed to be three-bedroom 1,984 square feet with a 431 square foot attached two-car garage.)

(Preliminary Approval granted 3/10/08.)

(6:27)

Present: Carlos Amaro, Designer.

Public comment opened at 6:41 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restudy the left side of the one-story element on the east elevation to resolve the massing of the roof line.
- 2) The Board understands that the carriage garage doors, the front door, and other plank doors will be stained per the finished schedule.
- 3) Driveway materials as presented are not acceptable, and walkways are to be centered.
- 4) The proposed 3-foot high plaster block wall adjacent to a sidewalk should be moved inward so that a planting strip can be placed in front.

LANDSCAPING:

- 5) Landscaping is not adequate: The landscape, site plan, and civil engineering plans need to match.
- 6) Tall screening plantings shall be proposed along the south side.
- 7) The landscape designer should coordinate with the civil plans for underground utilities (proposed sewer) to ensure required plantings will survive, especially on the south side.
- 8) If the requirement is to screen, restudy the whole south side for evergreen planting.
- 9) Restudy ground cover for year round appearance.
- 10) In addition to canopy trees, propose slender vegetation that will screen and not interfere with vehicles.
- 11) Create compatible plantings in irrigation zones.
- 12) The walkway should come directly in from the sidewalk and the hardscape should be offset to create its own identity without the ambiguous odd corners of driveway materials.

Action: Sherry/Gross, 7/0/0. Motion carried. (Zink stepped down, Blakely absent.)

CONCEPT REVIEW - CONTINUED ITEM**5. 601 SAN PASCUAL ST****R-3 Zone**

Assessor's Parcel Number: 037-101-014

Application Number: MST2008-00091

Owner: Dario Pini

Architect: Murphy & Associates, Architects

(Proposal to construct a new 1,163 square foot second-story residence above a new 1,297 square foot three two-car garage structure, and a new 45 square foot attached laundry facility. The proposal includes the demolition of an existing two-car garage and attached shed totaling 433 square feet; and a 114 square foot first-story and 451 square foot second-story addition to an existing 1,151 square foot residence to result in a five-bedroom 1,716 square foot residence. The existing three bedroom 1,200 square foot residential unit will remain unaltered. The 12,000 square foot lot is currently developed with two dwelling units and a two-car garage and the current proposal will consist of three dwelling units (at 1,163 square feet, 1,200 square feet, and 1,716 square feet) and three two-car garages (at 1,297 square feet).)

(Second Concept Review. Comments only; project requires Environmental Assessment.)

(7:08)

Present: Bryan Murphy, Architect.

Public comment opened at 7:34 p.m.

A recent opposition email from Miguel Garcia was acknowledged.

Public comment closed at 7:35 p.m.

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

ARCHITECTURE:

- 1) Restudy the entry, front porch, and massing above entry foyer of Unit C to allow the secondary massing to further step back from the street, and to potentially coordinate the roofing forms of all those elements.
- 2) Restudy the secondary deck of Unit C above the garage to be recessed back from the front and the side in equal proportion, and to resolve the form accordingly in that area.
- 3) Restudy the northeast elevation of the second-story bedroom of Building B, and incorporate a larger, taller window with a lower sill to add more window fenestration to that façade.
- 4) Submit new photographs of existing house and wall site features, and property showing the current conditions of the home.

SITE PLAN/LANDSCAPING:

- 5) Eliminate the corner of the garden wall to allow the planting of a new tree in the corner of the garden wall to allow a new tree and planting in that corner and also adjacent to the chimney of Building A in order to allow ficus vines to grow along the face of the garden wall on the sidewalk; and introduce a tree in both locations.
- 6) Applicant to show street trees: two (2) on San Pascual and one additional street tree at the east end of Cota Street.
- 7) Show curb-cut with the new proposed driveway, observing the storm drain, add additional ficus vines at the driveway where it meets the sidewalk and garden walls and train them along the sidewalk garden walls at the location also.
- 8) Restudy the conceptual landscape plan and add plants/trees in all proposed new landscape areas, including areas throughout the site, at both sides of the driveway, and between Buildings C and A. Remove the pittosporum stumps and planting new vertical trees on both sides of the driveway.
- 9) Restudy the three bioswale areas; show how the water moves through the site, the foliage, and under the garden walls.
- 10) Show power poles and other right-of-way items on the plans.

Action: Mosel/Gross, 7/0/0. Motion carried. (Blakely absent).

CONCEPT REVIEW - CONTINUED ITEM

6. 1210 E MASON ST

R-2 Zone

Assessor's Parcel Number: 017-142-002

Application Number: MST2008-00298

Owner: Walter Lositzki

Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,097 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit one is proposed at 1,508 square feet and unit two is proposed at 1,589 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill, to be balanced on site, is proposed.)

(Third Concept Review. Comments only; Project requires Environmental Assessment.)

(7:49)

Present: Manuel Contreras, General Contractor; Cesar Cruz, Designer; and Walter Lositzki, Owner.

Staff reported that the Environmental Assessment has been completed and therefore action may be taken on the project.

Public comment opened at 8:05 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide two courtyard elevations of short sections through the courtyard in both (opposite) directions showing the remaining two elevations to understand the significant cantilevered element (i.e., cutting through the garage, looking through the carport garage and balcony on the second floor on one side then looking through the backside of the other garage).
- 2) Show on site plan a walkable surface to provide access for both units to the outdoor open space in the rear of the property.
- 3) The Board still has concerns with the front (northwest) elevation and suggests restudying the entry arch at the front porch as the entry arch column is too narrow and the distance from the arch to the roof is too narrow. Suggestions include looking at smaller arches or a square header condition or changing to a shed roof as opposed to a gable end. Also restudy the second story front area; suggestions include restudying the area to become a hip roof and eliminate the first-floor wood column below the deck and provide a corbel in that area to appear as a projected corbel balcony as part of the massing.
- 4) Removal of one or two windows and relocate in the garage area of the front unit, as the stacking of the windows above and below each other is inappropriate for the design style, and suggests one window be off-center on the first-level.
- 5) Same conditions apply for second-story bedroom balcony above the garage, to follow the front unit comments to remove the column and use a corbel to hold up the mass of the deck.
- 6) Introduce another column or beamed element in the garage location.
- 7) Study reduction of the cantilever in the interior courtyard to possibly move the garage into the northeast end of the courtyard, providing more access along the property line into the rear yard, by pushing the garage northeast and studying reduction of the upper level bedrooms.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 17 S MILPAS ST****C-P Zone**

Assessor's Parcel Number: 017-171-024
Application Number: MST2007-00244
Owner: S & P Investments
Agent: Suresite Consulting Group, LLC

(Proposal for the installation of a new T-Mobile wireless telecommunications facility, to include 6 antennas, to be located within a proposed cupola, to result in an 8 foot height increase of an existing commercial building. The proposal also includes a new equipment area with an 8 foot tall stucco wall and faux chimney at the northwest rear corner to screen the antenna equipment and cabinets.)

(Second Concept Review. Project requires Environmental Assessment and Findings of No Adverse Visual Impact.)

(8:14)

Present: Karl Forester, Suresite Consulting Group, LLC. Paul Poirer, Poirer & David Architects.

Staff announced that the proposed project requires environmental assessment for pending proposed undergrounding details and setback requirements for the storage area adjacent to a residential zone.

Public comment opened at 8:21 p.m.

Phil Walker, opposed: concerns of inadequate noticing, environmental and health concerns.

Rose Aldana, opposed: concerns of inadequate noticing and health concerns. A signed petition from surrounding residential neighbors was also acknowledged.

Carlo Logan; opposed: mentioned incompatibility with the neighborhood and health and environmental concerns.

Public comment closed at 8:32 p.m.

Staff commented the FCC regulations prohibit local jurisdictions from opposing wireless projects for potential health concerns. Also this project was noticed to property owners within a 500 foot radius of the proposed site as a public courtesy, not a requirement, and exceeds the 300 foot radius distance for required notices.

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

- 1) The Board cannot make the findings for no visual impacts for the proposed antenna tower element or for the equipment in the setback and therefore provide the applicant with the opportunity to pursue a conditional use permit by the Planning Commission.
- 2) The Board is struggling with the current proposal and feels that the proposal is not compatible with the existing architectural style. The applicant is to restudy the tower design and redesign the entire roof element over Petco or try to incorporate into the existing architecture and provide an option that would be compatible as if it were built with the original architecture design.
- 3) Some Board members resist placement of the equipment in the setback area, adjacent to the residential zone. Applicant to study an underground vault or to locate electrical equipment on the roof or another portion of the site.
- 4) Applicant to return with architectural drawings instead of engineering drawings, including more simplistic sketches on the tower elements with perspectives from the street.

Action: Zink/Aurell, 3/1/2. Motion carried. (Mosel opposed, Manson-Hing/Sherry abstained, Gross/Blakely absent).

ADJOURNMENT:

The Full Board meeting adjourned at 9:00 p.m.

CONSENT CALENDAR**REFERRED BY FULL BOARD****A. 1727 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00333
Owner: Phillip Larson
Designer: Eric Swenumson

(Proposal to demolish and reconstruct the existing unit B, a two-bedroom 898 square foot, one-story residential unit, located at the rear of the property. The proposal includes slightly relocating the new unit to conform to the required setbacks. The site is currently developed with a three-bedroom 1,408 square foot, two-story, single-family residence (Unit A), the existing two-bedroom 898 square foot unit (Unit B) and a 307 square foot legal non-conforming garage on a 11,109 square foot lot in the R-2 Zone. No changes are proposed to the existing garage or the existing 1,408 square foot residence. A total of 16 cubic yards of grading is proposed.)

(Preliminary Approval granted 7/28/08. Final Approval is requested.)

Final Approval as noted, on Sheet #A3:

1) Eave dimensions. 2) Revision to body color.

CONTINUED ITEM**B. 722 N MILPAS****C-2/R-2 Zone**

Assessor's Parcel Number: 031-122-033
Application Number: MST2008-00445
Owner: Luigi Moscardi Revocable Trust
Contractor: Action Roofing

(Proposal to replace the existing flat clay tile with a new s-tile roof to an existing eyebrow roof on an existing commercial building.)

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

Approval of Pro-Shake: 1) flat weathered cedar tile with matching hiptiles. 2) Moderna Shake or Storm Gray are also acceptable options. 3) S-tile is not approved.

NEW ITEM**C. 421 E COTA ST****C-M Zone**

Assessor's Parcel Number: 031-160-010
Application Number: MST2008-00453
Owner: Transition House
Applicant: Gina Comin

(Proposal to permit an "as-built" color change of an existing commercial building from Benjamin Moore Desert Orange 78YR 39/593 and California Lilac 2068-40 to Salmonberry 98YR 65/333 and Purple Lace 2068-60. This proposal will abate the violation in ENF2008-00836.)

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

Final Approval as noted with proposed colors not approved, with the approved colors to be Frazee Allie #CL1602W, and Frazee Min the Mauve #CL2384M.

REFERRED BY FULL BOARD**D. 336 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-021
Application Number: MST2006-00236
Owner: EHE Realty Company
Architect: Paul Poirier
Business Name: Longs Drugs

(Proposal for a new one-story 12,121 square foot commercial building and a 49 space parking lot for Long's Drugs at the northwest corner of Milpas and Gutierrez streets. The proposal includes the voluntary merger of three lots totaling 39,130 square feet and demolition of three existing non-residential buildings totaling 12,919 square feet.)

(Preliminary Approval granted 10/9/2006. A one year time extension was granted on 10/8/2007. Final Approval is requested of Architecture and Landscaping.)

One year time-extension granted.

FINAL REVIEW**E. 3804 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 057-240-055
Application Number: MST2008-00391
Owner: HILF Company, LLC
Applicant: Brett Marchi

(Proposal for tenant improvements to the existing Wells Fargo Bank to include alterations to the existing accessible rampway at the rear and provide a new accessible egress lift and guardrail at the State Street entrance. A new stone veneer wall is proposed to match the existing stone wall and to screen the new lift. The proposal also includes a new asphalt overlay to surface existing parking stalls to reduce the existing slope from 3% grade to 2% or less; restripe parking stalls and paint an accessible path of travel from the parking lot to the building. The proposal to repainting the parking stalls will maintain the existing 91 parking spaces; and of the 91 spaces, 4 are accessible spaces.)

(Final Approval of Landscaping requested.)

Final Approval of Landscaping as noted on Sheet A2.1 to add two *Pittesporum tenifolium* to be maintained at a 6-foot minimum height.