



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 20, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL – PRESENT (arrived at 3:50 p.m.)
- JIM BLAKELEY - ABSENT
- CAROL GROSS – PRESENT (out 4:43 to 4:47 p.m.)
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT (arrived at 3:15 p.m.)
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT

PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor - PRESENT
 - MICHELLE BEDARD, Planning Technician - PRESENT
 - GLORIA SHAFER, Alternate 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 <u>folded plans</u> 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. On Thursday, April 16, 2009 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 3:02 p.m.

ATTENDANCE:

Members present: Aurell (arrived at 3:50), Gilliland, Gross, Manson-Hing, Sherry, Mosel, Rivera, Zink (arrived at 3:15).
Members absent: Blakeley.
Staff present: Bedard, Hetrick; Limón, Shafer.

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 **April 6, 2009**, as amended.
Action: Mosel/Rivera, 5/0/1. Motion carried. (Sherry abstained, Aurell/Blakeley/Zink absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 13, 2009**. The Consent Calendar was reviewed by Gary Mosel.
Action: Rivera/Mosel, 6/0/0. Motion carried. (Aurrell/Blakeley/Zink absent.)
Motion: Ratify the Consent Calendar of **April 20, 2009**. The Consent Calendar was reviewed by Gary Mosel with the exception of the landscaping for Item D, reviewed by Carol Gross.
Action: Rivera/Mosel, 6/0/0. Motion carried. (Aurrell/Blakeley/Zink absent.)

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

Board member Mosel announced that on April 25 a "Kids Drawing Architecture" event will be held at La Cumbre Junior High School from 1:00 to 3:00 p.m. Kids Draw Architecture is a program developed by the Architectural Foundation of Santa Barbara to enrich community awareness of the built environment by encouraging children to sketch architectural landmarks.

E. Subcommittee Reports - None.

F. Possible Ordinance Violations.

Board member Sherry reported that new stop lights have been installed mid-block on Cota Street outside the Junior High School. The stop lights are not the standard green color and style, but are on bright aluminum poles.

Board member Gilliland questioned whether ordinance violations are to be reported in writing rather than by oral report. Ms. Bedard clarified that it is preferred for violations to be submitted in writing concerning private development.

CONCEPT REVIEW - CONTINUED ITEM

1. 915 E ANAPAMU ST

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-003

Application Number: MST2007-00331

Owner: Charles Crail

Agent: Suzanne Elledge Permitting and Planning Services

Architect: Cearnal, Andrulaitis

(Proposal to construct 13 two-and three-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,759 square foot parcel in the E-1 and R-3 Zones. The proposal includes two three-bedrooms, two one-bedroom, and nine two-bedroom apartments ranging from 626 to 1,584 square feet, for a total of 14,732 square feet. A total of 3,350 cubic yards of grading is proposed and 28 parking spaces are provided (17 below grade and 11 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The project requires Environmental Assessment.)

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

These are DRAFT Minutes ONLY, pending approval 05/04/09:

(3:12)

Present: Brian Cearnal, Architect; Katie O'Riley-Rodgers, Landscape Architect; Susan Elledge, Agent; Melissa Hetrick, City Project Planner.

Public comment opened at 3:37 p.m.

Peter Cohen, opposed: addressed problems regarding access and environment.

C. K. Fleming, stated comments unrelated to the project, suggested a hotel with roof-top parking.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment was closed.

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

ARCHITECTURE:

1) Study the trash location.

2) Study the flat roofs for color and future solar locations.

3) Study the lawn areas for use as recreational play areas.

4) Investigate opening the parking garage to provide natural light and ventilation

5) Provide a neighborhood context map showing the site in relation to the adjacent County Bowl.

6) Study the massing or screening along Units 4, 5, and 6.

7) Provide additional photo documentation from Anapamu Street facing northeast.

- 8) Study providing relief along unit 8.
- 9) It is preferred that the stairs to Anamapu Street be retained as they provide convenient street access and promote walkability, however it is understood that they may be required to be removed for ADA accessibility.
- 10) Consider the driveway width to be the minimum required.
- 11) Study the integration of the project architecture.

LANDSCAPING:

- 1) Clearly document all trees proposed to be removed.
- 2) Study relocating the large existing palm trees, indicate sizes to be removed.
- 3) Study the possibility of providing a variety of sizes, in 15-gallon minimum and larger, for the replacement oaks to resemble a variety of tree ages.
- 4) Study incorporating sustainable principles into the project.
- 5) Study additional planting on the north side of the retaining wall.

Action: Zink/Sherry, 8/0/0. Motion carried. (Blakeley absent.)

CONCEPT REVIEW - CONTINUED ITEM

2. 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 demolish the existing 355 square foot garage and 78 square foot attached shed and construct a new three-bedroom, 1,163 square foot second story residential unit above a new 1,297 square foot three, two-car garage structure and attached 45 square foot shared laundry facility. The 12,000 square foot lot is currently developed with two residential units (1,200 and 1,151 square feet). The proposal also includes a 114 square foot first-story and 451 square foot second-story addition to the existing 1,151 square foot residential unit to result in a five-bedroom, 1,716 square foot residential unit. The existing three-bedroom 1,200 square foot residential unit will remain unaltered. The proposal will result in three residential units (at 1,163 square feet, 1,200 square feet, and 1,716 square feet) and the three, two-car garage structure (totaling 1,297 square feet.)

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

These are DRAFT Minutes ONLY, pending approval 05/04/09:

(4:38)

Present: Brian Murphy, Architect.

Public comment opened at 4:47 p.m.

An opposition letter from Paula Westbury was acknowledged by the Board.

A letter from Miguel Garcia addressing privacy concerns.

Public comment closed.

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

ARCHITECTURE:

- 1) Study the transitional roof over the entry of Unit C.
- 2) Show windows of the adjacent parcel overlooking Unit C and illustrate mutual privacy.

- 3) Accurately show all existing walls including the as-built property line wall along San Pascual Street. Provide relief along the as-built wall.
- 4) Relocate the trash enclosure away from the root zone of any existing trees.

LANDSCAPING:

- 1) Resolve the open yard requirements and indicate on plans.
- 2) Provide a complete landscape plan, prepared by a licensed landscape architect, as required by the ABR guidelines for a multi-family residential site, prior to returning to ABR.
- 3) Comments 5, 7, 8, and 9 from the meeting of 10/16/08 were carried forward: (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. (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.

Action: Sherry/Rivera, 8/0/0. Motion carried. (Blakeley absent.)

PRELIMINARY REVIEW

3. 1720 SAN ANDRES ST

R-3 Zone

Assessor's Parcel Number: 043-191-015
 Application Number: MST2008-00066
 Owner: Cameron Porter
 Architect: Thomas Moore

(Proposal to construct a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage, and 160 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes a 63 square foot first floor addition to the existing 558 square foot one-story two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.)

(Preliminary Approval is requested.)

These are DRAFT Minutes ONLY, pending approval 05/04/09:

(5:18)

Present: Thomas Moore, Architect; David Black, Landscape Architect; Cameron Porter, Owner.

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

ARCHITECTURE:

- 1) Coordinate elevations with floor plans, include all building elements on elevations.
- 2) South elevation: center the window at the gabled end of the upper story.

- 3) West elevation: study the juxtaposition of the end gabled edge, where it meets the side of the walkway to the second floor.
- 4) West elevation: study the small shed roof protruding from the gabled end of the second story
- 5) North elevation: carried forward comment #8 from the 7/14/08 meeting: (8). There is concern that the rear building at the north elevation (annotated as west) is unarticulated and boxy. Study for a balanced design.

LANDSCAPING:

- 1) The landscaping compliance statement shall be reproduced on the landscape plan for preliminary approval.
- 2) Call out the percentage of turf and verify that it does not exceed the maximum percentage.
- 3) Study the northern area at the dog run for landscaping opportunities to help break up the massing and alleviate the starkness of the north elevation.

Action: Sherry/Gross, 8/0/0. Motion carried. (Blakeley absent.)

PRELIMINARY REVIEW

4. 822 E CANON PERDIDO ST

C-2 Zone

Assessor's Parcel Number: 031-042-006
 Application Number: MST2005-00506
 Architect: Larry Thompson
 Owner: James and Carla Gally

(A revised proposal for the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. A total of 8 on-site parking spaces will be provided, in four attached two-car garages (ranging in size between 423 and 490 square feet). The project received a time extension of the Staff Hearing Officer Approval on 2/25/09 for a Tentative Subdivision Map (Resolution No. 010-09). The original ABR Preliminary Approval expired on 5/29/08.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 010-09.)

These are DRAFT Minutes ONLY, pending approval 05/04/09:

(5:46)

Present: Larry Thompson, Architect.

Public comment opened at 6:08 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) Provide a full landscape plan showing all hardscape and landscape opportunities.
- 2) Show the interaction between both sites with common access.
- 3) Delineate on the site plan all perimeter fencing conditions.
- 4) Show the proximity of the neighboring structures.

ARCHITECTURE:

- 1) There is concern that the skewed geometry of the project impacts the quantity and quality of open space and creates the potential inefficiencies of the paving. Provide studies to confirm the need for the proposed orientation with regard to the solar array in the skewed proposal.
- 2) Northeast: study the use of repetitive garage doors and long guardrail elements that elongate the project.
- 3) Study the roofs above the open decks at the second floor to provide opportunities to break up linear massing of project.
- 4) Southwest: study the materiality of the deck screen as it is not compatible with the project style.
- 5) Northwest: study the design of this portion of the building as it faces Canon Perdido Street for a more pedestrian friendly appearance.
- 6) Restudy the trash enclosures for either private or a centralized trash location and less visible location from the street.

LANDSCAPING:

- 1) Provide a site survey showing all existing structures and trees with trunks over 4 inches in diameter.
- 2) Study narrowing the driveway wherever possible to provide full canopy trees.

Action: Sherry/Rivera, 8/0/0. Motion carried. (Blakeley absent.)

PRELIMINARY REVIEW

5. 824 E CANON PERDIDO ST

C-2 Zone

Assessor's Parcel Number: 031-042-007

Application Number: MST2005-00504

Owner: James and Carla Gally

Architect: Larry Thompson

(A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received a time extension of the Staff Hearing Officer Approval on 2/25/09 for a Tentative Subdivision Map and Modifications for encroachments into the required rear setback (Resolution No. 011-09). The original ABR Preliminary Approval expired on 12/11/07.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-09.)

These are DRAFT Minutes ONLY, pending approval 05/04/09:

(6:40)

Present: Larry Thompson, Architect.

Public comment opened at 6:46 p.m.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed.

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

- 1) Study the overall aesthetic to provide more consistency with the adjacent project.

ARCHITECTURE:

- 1) Study adding architectural details and articulation for added interest.
- 2) Restudy the entry to unit 1 as it faces Canon Perdido for a more residential feel.
- 3) Restudy the southeast corner for compatibility on both elevations.
- 4) Study the corner of the first unit at the driveway for relocation of trash and mechanical equipment.
- 5) Plans shall reflect the required minimum 42 inch high railing height.
- 6) One Board member prefers eliminating the connection between buildings.

LANDSCAPING:

- 1) Verify the proposed sizes of court yards and their integration into the common open space.
- 2) Study providing a usable common open yard area to the project
- 3) Study maximizing the landscaping wherever possible, and minimizing hardscape while incorporating only the minimum required vehicular maneuverability.

Action: Sherry/Rivera, 8/0/0. Motion carried. (Blakeley absent.)

ADJOURNMENT:

The Full Board meeting adjourned at 7:21 p.m.

CONSENT CALENDARNEW ITEM**A. 3898 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 057-240-044
Application Number: MST2009-00172
Owner: Four Jays, LP
Applicant: John Price

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Carbon Pressure Management System at the existing Unocal 76 Station. The proposal will be a pole mounted system to be connected to the existing vent risers. No other exterior alterations are proposed. The upgrade is required by Santa Barbara County Air Pollution Control District.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued one week to Consent Calendar.

NEW ITEM**B. 1929 CLIFF DR****C-P/R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-016
Application Number: MST2009-00181
Owner: Jemesa Properties, LLC
Applicant: John Price

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Carbon Pressure Management System at the Fuel Depot Service Station. The unit will be located on the rear elevation and connected to the existing vent risers. No other exterior alterations are proposed. The upgrade is required by Santa Barbara County Air Pollution Control District.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued one week to Consent Calendar.

NEW ITEM**C. 1298 COAST VILLAGE RD****C-1/R-2/SD3 Zone**

Assessor's Parcel Number: 009-230-043
Application Number: MST2009-00186
Owner: Olive Oil & Gas L P
Applicant: John Price

(Proposal for an EVR Phase II upgrade to include the installation of a Veeder Root Carbon Pressure Management System at the existing Unocal 76 Station. The proposal will be a pole mounted system to be connected to the existing vent risers. No other exterior alterations are proposed. The upgrade is required by Santa Barbara County Air Pollution Control District.)

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

An opposition letter from Paula Westbury was acknowledged.

Continued one week to Consent Calendar.

REFERRED BY FULL BOARD**D. 100 W ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 037-052-0RW

Application Number: MST2005-00619

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

Architect: Conceptual Motion

Landscape Architect: Earthform Design

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Final Approval of architecture granted 2/23/09. Final Approval of landscaping is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted of the Landscaping.

Items on Consent Calendar were reviewed by **Gary Mosel**, with the exception of landscaping for Item D as reviewed by **Carol Gross**.