



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, December 14, 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 @ 4:50 P.M.; UNTIL 6:57 P.M.
- CLAY AURELL - PRESENT
- CAROL GROSS – PRESENT UNTIL 6:24 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- 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  
 KATHLEEN GOO, Commission Secretary - PRESENT

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

<b>ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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). **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](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 Thursday, December 10, 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](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. 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](http://www.santabarbaraca.gov/abr) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:01 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry (present @ 4:50 p.m.; until 6:57 p.m.), Mosel, Zink, Gross (present until 6:24 p.m.), Aurell, Rivera, and Gilliland.

Members absent: None.

**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 November 30, 2009, as amended.

Action: Zink/Mosel, 6/0/1. Motion carried. (Aurell abstained, Sherry absent).

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of December 7, 2009. The Consent Calendar was reviewed by Gary Mosel.

Action: Rivera/Aurell, 7/0/0. Motion carried. (Sherry absent).

Motion: Ratify the Consent Calendar of December 14, 2009. The Consent Calendar was reviewed by Gary Mosel.

Action: Aurell/Rivera, 7/0/0. Motion carried. (Sherry absent).

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

1) Ms. Bedard made the following announcements:

a) Chair Manson-Hing will attend the Planning Commission meeting on 12/17/09 for the project at 3714 State Street (MST2007-00591).

b) Board members Sherry and Aurell announced that they would be stepping down from Item #1, City-wide.

2) Board member Rivera and Zink announced that they will be stepping down from Item #4, 336 N. Milpas Street.

3) Board member Gross announced that she will be stepping leaving the meeting at approximately 5:45 p.m.

**E. Subcommittee Reports: None.**

\* THE BOARD BRIEFLY RECESSED AT 3:12 P.M. AND RECONVENED AT 3:16 P.M. \*

## **CONCEPT REVIEW - CONTINUED ITEM**

### **1. CITY-WIDE**

**ROW**

Assessor's Parcel Number: 000-000-0RW  
 Application Number: MST2009-00367  
 Applicant: HP Communications, Inc.  
 Owner: City of Santa Barbara

(Proposal by NextG Networks for the installation of a new City-wide network system of fiber optic cables, antennas, and equipment to be located within the City rights-of-way at 52 locations. The antennas will be located on existing utility poles and the associated equipment will be located either on the poles, in above-ground cabinets, or in underground vaults within the City rights-of-way. Seven locations are within El Pueblo Viejo Landmark District and will be reviewed by the Historic Landmarks Commission.)

**(Third Concept Review. Comments only, pursuant to CUP exemption for micro cell antennas, SBMC section 28.94.030(DD)(1)(d).)**

### **DISCUSSION TOPIC:**

**UPDATE REGARDING CITY PROCESSING AND THE ABR'S ROLE IN REVIEW OF "MICRO CELL" ANTENNA AND EQUIPMENT APPLICATIONS PROPOSED BY NEXTG NETWORKS, AS A PUBLIC UTILITY.**

(3:16)

Present: City Staff Presenters: Steve Wiley, City Attorney, Jaime Limón, Senior Planner; Sharon James, NextG Networks; and Heidi Braunger, Project Engineer I.

Public comment opened at 4:12 p.m. As no one wished to speak, public comment was closed.

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

### **Staff comments:**

Mr. Limón informed the Board that the Community Development Director has primary responsibility to determine if these installations comply with Ordinance standards for Microcell installations not the ABR. Therefore, Mr. Limon was directed to complete site inspections to help determine if the proposed antennas and equipment sites should be modified to avoid significant aesthetic or visual impacts based on actual field conditions. Mr. Limon, presented his opinion that most of the antenna equipment sites could be located on poles and be adequately screened from adjacent property owners. In some cases, mailed notification was required to be provided to adjacent property owners. Some sites are still pending a final design solution and a few antenna equipment sites are proposed to be relocated or placed underground to lessen visual impacts. The Board has the ability to review these initial visual impact recommendations on all the sites, offer additional comments on typical installation designs and confirm if the Board agrees with staff's case by case approach.

Mr. Wiley clarified for the Board that microcell antenna installations are exempt from Conditional Use Permit requirements. The ABR has the ability to provide additional comments to the Community

Development Director only on aesthetics impact issues but will not have the primary review approval decision for these microcell antennas. Mr. Wiley also indicated his opinion that the case by case review approach is reasonable as long as the entire City review process is expeditious as possible.

Board comments:

1. One Board member commented that it was reasonable to expect that City staff should first review all proposed micro-cell site locations for all CUP ordinance requirements.
2. A majority of the Board supported the proposed recommendation for the formation of an oversight subcommittee to review compliance at all proposed future micro-cell sites for reporting purposes to the Board.
3. The majority of the Board requested the opportunity to make individual comments and recommendations on the appropriateness of each application in each proposed location with recommendations by the Board to fulfill the aesthetic review purpose of the Board's formation.
4. Understanding that City Ordinances do not entirely address the issue of micro-cell use and location, the majority of the Board is not in favor of collectively adding to the City's growing visual infrastructure and that such pole-mounted equipment and cabinet equipment as currently proposed would change the street character and pose unacceptable visual public impacts to neighborhood communities and the City's infrastructure, and that such equipment should not be placed on existing telephone poles, but instead be located underground. No visual impacts should be the goal criteria for all proposed locations within the public rights of way.
5. Some members commented that all pedestrian corridors should be respected regardless of their location within the City without the need for special equipment for certain "tourist" areas of the City.
6. One member commented that the proposed project locations at Laguna and Valerio Streets were questionable.

Sherry/Aurell stepped down.

**CONCEPT REVIEW - CONTINUED ITEM**

**2. 1150 SAN ROQUE RD**

**A-1 Zone**

Assessor's Parcel Number: 055-171-007  
 Application Number: MST2009-00517  
 Owner: City of Santa Barbara  
 Agent: Joe Wilcox, KBZ Architects  
 Architect: KBZ Architects

(Proposal to construct three new water treatment buildings, two new treatment tank enclosures, and relocate 6 parking spaces at the Cater Water Treatment Plant. The proposal involves 8,350 square feet of new buildings and 4,000 square feet of new structures for a total of 12,350 square feet. The existing site is currently developed with 20,052 square feet of buildings and 139,252 square feet of other structures to the existing 159,304 square foot facility. The proposal will result in a 171,654 square foot water treatment facility and will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project requires Planning Commission review for a Conditional Use Permit for a non-residential use in a residential zone and Zoning Modifications for parking and encroachments into the required front and interior setbacks.)

**(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for Conditional Use Permit, a parking modification, and encroachments into the required front and interior setbacks.)**

(4:48)

Present: Joe Wilcox, KBZ Architects; Jim Meyerhofer, Carollo Engineers; David Black, Landscape Architect; and Cathy Taylor, City of Santa Barbara/Water System Manager.

Public comment opened at 5:05 p.m. As no one wished to speak, public comment was closed.

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

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

- 1) Project moving in positive direction, and is ready for Planning Commission calendar scheduling.
- 2) Return with additional proposed plans and drawings proposed for architecture prior to Planning Commission meeting.
- 3) Return with a proposed landscape plan and an updated grading plan.
- 4) Study berming and upgrading against the building to decrease the visual height of the structure.
- 5) The Board appreciates efforts to study alternative locations and the proposed rotation of the building as presented.

Action: Zink/Gross, 6/1/1. Motion carried. (Gilliland opposed, Aurell abstained).

### PRELIMINARY REVIEW

#### 3. 4200 CALLE REAL

Assessor's Parcel Number: ROW-003-382

Application Number: MST2008-00505

Owner: City of Santa Barbara

Owner: Caltrans

Applicant: Jessica Grant, City Project Planner

Applicant: Thomas Conti, City Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design, construct and maintain an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight to ten foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be improved and the shoulders of the path would be graded. Landscaping proposed throughout the project area. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of Jake Boysel.)

**(Preliminary Approval is requested.)**

(5:22)

Present: Jessica Grant, City of Santa Barbara/Project Planner; Billy Goodnick, Landscape Architect; Ashleigh Sizoo, City of Santa Barbara/Project Engineer II.

Public comment opened at 5:48 p.m. As no one wished to speak, public comment was closed.

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

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

- 1) Redesign the intersection of bike path that leads to Hwy 154; in particular soften the curves for bicycle travel along the pathway.
- 2) Study the locations for plantings at the memorial bench and dedication stone to provide more special recognition at the memorial area.
- 3) Provide a new solution for the bike path to the La Colina Road terminus.
- 4) At the new curb cuts at La Colina Road, study softening the radius transition to the existing sidewalk and increase the landscaping at the new parkways.
- 5) Provide additional information on the dirt and gravel (DGs) at the shoulder areas of the pathways.
- 6) Utilize a simple colored concrete wall with a simple concrete cap for the retaining wall along the bike path.
- 7) Provide on the plans the locations for future lighting and pre-install conduits, if possible.
- 8) Provide additional information at the terminus of the bikepaths to Calle Real, and how to address the slow down of bicycle traffic at the intersection for safety purposes.

\* THE BOARD RECESSED FOR 20 MINUTES AT 6:24 P.M. AND RECONVENED AT 6:45 P.M. \*

**FINAL REVIEW****4. 336 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-371-021

Application Number: MST2006-00236

Owner: E. R. Unterman

Architect: Perkowitz &amp; Ruth Architects

(A revised proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

**(Project was granted a one-year time extension of the Preliminary Approval on 10/5/2009. Final Approval is requested.)**

(6:45)

Present: Sean Onsell, Perkowitz & Ruth Architects; Larry Tanji, Broker; and Bob Cunningham, Landscape Architect.

Public comment opened at 7:13 p.m. As no one wished to speak, public comment was closed.

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

**Motion: Continued indefinitely to the Consent Calendar with comments:**

- 1) Study the wrought iron on the Milpas Street elevation.
- 2) Study removing the guard rail along the north walkway and replace with landscaping.
- 3) Provide an additional awning on the east elevation.
- 4) Study the confluence to the building's north eastern corner tower element and how it relates to the building; applicant to consider moving it forward to the sidewalk.
- 5) Study the northwest corner of the building and the connection of the hip roof and tower element.

Action: Aurell/Mosel, 4/0/0. Motion carried. (Rivera/Zink stepped down; Gross/Sherry absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 820 BOND AVE.****C-2 Zone**

Assessor's Parcel Number: 031-234-025  
 Application Number: MST2009-00527  
 Owner: Calvin D. Marble  
 Applicant: Sprint / Nextel  
 Agent: Norcal Consulting  
 Architect: PDC Corporation

(Proposal for the addition of 3 new panel antennas and 3 new parabolic dishes to an existing wireless facility to be located on the roof of an existing commercial building. The proposal involves the construction of four (4) new 25 square foot tower elements (100 square feet total). The proposed equipment will be located within three of the new tower elements. The site is currently developed with 2 equipment cabinets and 3 panel antennas located within an existing roof tower element. The project requires Findings of No Visual Impacts.)

**(Project requires Findings of No Visual Impacts.)**

(7:16)

Present: Nick Gonzales, Norcal Consulting.

Public comment opened at 7:21 p.m. As no one wished to speak, public comment was closed.

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

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

- 1) Study ways to reduce the height of the towers.
- 2) Study reducing the number of towers from four to two.
- 3) Study the architectural detailing; particularly the roof pitch of the towers and interaction with the parapet molding.

Action: Zink/Mosel, 4/2/0. Motion carried. (Manson-Hing/Gilliland opposed, Gross/Sherry absent).

**CONCEPT REVIEW - CONTINUED ITEM****6. 903 W MISSION ST****R-2 Zone**

Assessor's Parcel Number: 043-113-009  
 Application Number: MST2009-00388  
 Owner: Kenneth and Heidi Harbaugh  
 Architect: Marc Perry Architects  
 Applicant: Tarah Brown

(Proposal to construct a new 594 square foot second story accessory dwelling unit above a new 636 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 315 square foot non-conforming garage, and a new 61 square foot covered porch to the existing main residence. The project will result in an 884 square foot main residence, a 594 square foot new accessory dwelling unit and a new 636 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard.)

**(Second Concept Review. Project requires Environmental Assessment and Staff Hearing Officer review for a modification to provide less than the 600 square feet of the required open yard area.)**



(7:35)

Present: Tarah Brown, Applicant; Marc Perry, Architect; and Heidi Harbaugh, Owner.

Public comment opened at 7:46 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Christine Cunningham was acknowledged by the Board.

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

- 1) Study reducing the roof pitches on the addition to further reduce the ridge heights.
- 2) Study ways to uniform the style of the building; particularly the window proportions and style, etc.
- 3) Eliminate the long shed roof element on the east and west elevation of the addition.
- 4) Return with building sections and plate heights of the first and second floor.
- 5) Study the eave of the north elevation over the garage.
- 6) Study the wood trellis element over the second story balcony.
- 7) The Board has mixed opinions on the proposed modification, and defers further comment at this time.
- 8) Study introducing dormer elements in the second floor addition to reduce the apparent mass.

Action: Aurell/Gilliland, 5/1/0. Motion carried. (Mosel opposed, Gross/Sherry absent.)

**CONCEPT REVIEW - CONTINUED ITEM**

**7. 1812 & 1814 SAN PASCUAL ST.**

**R-3 Zone**

Assessor's Parcel Number: 043-163-011

Application Number: MST2006-00411

Owner: Michael Szymanski

Architect: Hogarth & Associates

(This is a revised proposal which requires a new notice. Proposal to construct a new four-bedroom 1,169 square foot residential unit (Unit D) above an existing two-bedroom 1,175 square foot single-family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition, resulting in 1,010 square feet, and a 1,016 square foot second-story addition to the existing 2,115 square foot duplex (Units A & B). The proposal will result in four residential units in two duplex configurations, including 3 four-bedroom units ranging from 1,169 to 1,572 square feet and a two-bedroom 1,010 square foot unit on an 11,100 square foot lot. A total of 8 parking spaces will be provided on site with two existing uncovered spaces, a new 500 square foot two-car garage, and 2 new two-car carports. The project is proposed to be completed in two phases; Phase one involves Units C & D and the parking, and Phase two involves the proposed second-story addition to the existing Units A & B. The proposal will abate the violations listed under enforcement case ENF2005-00016.)

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

(8:15)

Present: Donald Hogarth, Architect; and Michael Szymanski, Owner.

Public comment opened at 8:32 p.m.

Tim LaDouce, opposition: expressed concerns regarding the existing front duplex.

A support letter from Jeanette Nadeau was acknowledged by the Board.

Public comment closed at 8:34 p.m.

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

- 1) Return with all elevations of the proposed project including the front and rear elevations of the front building, floor plans and plate heights.
- 2) Return with a redesign of the rear unit to resolve odd massing element issues, as discussed, including the 5 foot overhang, some window locations, the cupola, and a minimal carport structure.
- 3) Applicant to consult with the assigned enforcement case officer regarding the proposal for the site in regards to abatement of the enforcement case.

LANDSCAPING:

- 1) Applicant to study landscaping requirements and return with a thoroughly revised landscaping plan with higher concentration of plantings (and decorative elements) to comply with the maximum of 20 percent turf and other landscaping requirements.

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

**ADJOURNMENT:**

**The Full Board meeting adjourned at 8:52 p.m.**

**CONSENT CALENDAR**

**REVIEW AFTER FINAL**

**A. 29 N MILPAS ST**

**C-2 Zone**

Assessor's Parcel Number: 017-123-014  
 Application Number: MST2009-00259  
 Owner: McDonald's Corporation  
 Architect: George Sladek

(Proposal for a façade remodel and a 300 square foot addition at the existing McDonald's Restaurant. The addition will result in a 4,497 square foot building (including the existing 1,305 square foot basement) on a 26,212 square foot lot in the C-2 Zone. The existing 47 parking spaces and all existing landscaping is to remain. Any proposed signage to be reviewed by the Sign Committee under a separate permit.)

**(Review After Final for the addition of 6 new decorative light fixtures on the facade of the building.)**

An opposition letter from Paula Westbury was acknowledged.

**Approved as submitted of Review After Final.**

Item on Consent Calendar was reviewed by Gary Mosel.