



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 8, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair – PRESENT @ 3:07 P.M., UNTIL 6:05 P.M.
- CLAY AURELL - ABSENT
- CAROL GROSS – ABSENT
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – ABSENT
- KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT – ABSENT STELLA LARSON (ALTERNATE) - PRESENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:10 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 Wednesday, February 03, 2010, 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 3:00 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry (present until 6:05 p.m.), Mosel, Zink, and Rivera.
Members absent: Aurell, Gross, and Gilliland.

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 January 25, 2010, as submitted.

Action: Zink/Mosel, 3/0/1. Motion carried. (Rivera abstained, Aurell/Gross/Sherry/Gilliland absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of February 1, 2010. The Consent Calendar was reviewed by Clay Aurell with additional landscaping review for Item C by Carol Gross.

Action: Zink/Rivera, 4/0/0. Motion carried. (Aurell/Gross/Sherry/Gilliland absent).

Motion: Ratify the Consent Calendar of February 8, 2010. The Consent Calendar was reviewed by Gary Mosel.

Action: Rivera/Mosel, 4/0/0. Motion carried. (Aurell/Gross/Sherry/Gilliland absent).

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

- 1) Ms. Bedard announced that Board members Aurell and Gross will be absent from the meeting.
- 2) Board member Rivera announced that he will be stepping down from Item #2, 825 De La Vina Street.
- 3) Board member Mosel announced that he will be stepping down from Item #3, 617 Bradbury Avenue.
- 4) Mr. Limón clarified current landscape planting guidelines regarding placement of canopy trees at property lines and criteria for plant species selection.

E. Subcommittee Reports.

Board Member Zink reported on a recent NextG Micro-cell Wireless Telecommunication Subcommittee meeting with Jaime Limón regarding post-site review determinations made considering visual impacts and neighborhood aesthetics. It was determined that underground equipment was more favorable over cabinet or pole-mounted equipment which would be vulnerable to possible damage, paint tagging, etc.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1032 E MASON ST****R-2 Zone**

Assessor's Parcel Number: 017-133-005
Application Number: MST2009-00332
Owner: Second Baptist Church of Santa Barbara
Architect: Bill Spencer

(Proposal for a new two-story, six-unit, affordable residential complex on an existing 24,997 square foot lot. The proposed residential complex will be comprised of six, one-bedroom, 540 square foot units, totaling 3,240 square feet. Each unit will include 120 square feet of private outdoor living space. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The proposal involves converting 1,599 square feet of the existing duplex to non-residential use for a fellowship hall and requires Measure E square footage. The remaining 720 square foot "care taker's unit" on the second floor is proposed to remain. A total of 21 parking spaces will be provided, including two accessible spaces. The proposed development will result in 3,864 square feet of non-residential use and a total of seven residential units, totaling 3,960 square feet. Planning Commission review and State Density Bonus concessions or incentives are required for a requested six-unit building in the R-2 Zone, parking modification, outdoor living space modification, interior setback modification, two front setback modifications, Development Plan Approval, and a Conditional Use Permit for a Church in the R-2 Zone.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for five requested zoning modifications, Development Plan Approval, Bonus Density, and a Conditional Use Permit.)

(3:11)

Present: William Spencer and Danny Pickert, Architects/WKS Architects, Inc.; and Dan Gullett, Associate Planner.

Public comment opened at 3:23 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 Full Board with comments:

- 1) Provide photographs of the surrounding properties, specifically to the south and west. Include the adjacent parcels and building footprints on the site plan.
- 2) The Board expressed concerns regarding the modifications for open yard space and the front yard setback. The Board encourages the applicant to study ways to reduce the number of requested zoning modifications.
- 3) Study opportunities for adding additional windows to the living room; consider eliminating the plaster box out pattern.
- 4) Generally, the site plan is acceptable and the architecture is heading in an appropriate direction.

- 5) Two Board members requested the applicant study the use and appropriateness of the two-story column architectural features (pilasters) which could be exacerbating the mass of the project.

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

CONCEPT REVIEW - CONTINUED ITEM

2. 825 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 037-041-024
Application Number: MST2007-00400
Owner: 825 De La Vina, LLC
Architect: Keith Rivera

(Proposal for two new three-story mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 752 to 1,662 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 8,191 square feet of residential area and 686 square feet of commercial area for a total of 8,877 square feet. A total of 19 parking spaces will be provided on site (14 covered and five uncovered). Planning Commission approval is requested for a Tentative Subdivision Map.)

(Sixth Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review of a Tentative Subdivision Map.)

(3:57)

Present: Keith Rivera, Architect; and Lori Romano, Landscape Architect.

Public comment opened at 4:11 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Judy Lawrence, in opposition.
- 2) Susan Thompson, in opposition.
- 3) Kellam de Forest, expressed concerns.
- 4) Steve Hausz, (submitted letter) in opposition.
- 5) Norm Park, in support.
- 6) Don Elconin, in opposition.

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

Public comment closed at 4:25 p.m.

Planning Commissioner Stella Larson clarified the previous December 3, 2009, Planning Commission comments and direction.

Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:

- 1) The Board finds that the applicant has addressed the concerns sufficiently and the project is ready to return to the Planning Commission.
- 2) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. The project's design is compatible with the City and the architectural character of the neighborhood.
 - c. The project's mass, size, bulk, height, and scale are appropriate for the neighborhood.
 - d. The project's design is appropriately sensitive to adjacent City Landmarks and adjacent historic resources.
 - e. The project's design does not block established public views of mountains or ocean.
 - f. The project's design provides an appropriate amount of open space and landscaping.
- 3) Study the locations and maneuverability of the trash receptacles for each unit.
- 4) Reduce the size of the trellis on the third story and on the west elevation.
- 5) Study combining the utilities into one screened utility area (including the water meters).

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

CONCEPT REVIEW - CONTINUED ITEM

3. 617 BRADBURY AVE

C-2 Zone

Assessor's Parcel Number: 037-122-006
 Application Number: MST2007-00559
 Owner: Leed Santa Barbara, LLC
 Architect: AB Design Studio

(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,467 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,318 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 983 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.)

(Seventh Concept Review. Comments only; the project requires approval by the City Council.)

(5:05)

Present: Dan Weber, AB Design Studio; Fae Perry, Leed Santa Barbara, LLC; and Suzanne Riegle, Planning Technician II.

Ms. Reigle and Chair Manson-Hing read to the Board the December 8, 2009, City Council meeting comments.

Public comment opened at 5:21 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Wanda Livernois, in opposition.
- 2) Robert Livernois, (submitted photographs) in opposition.
- 3) Kellam de Forest, expressed concerns.
- 4) Karolyn Vasalo, in opposition.

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

Public comment closed at 5:32 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the project's direction with the integration of the neighborhood's architectural style and reduction in mass.
- 2) Study methods to further reduce the massing, in particular at the rear third story.
- 3) Study a more consistent and authentic integration and use of other architectural elements throughout the project.
- 4) Return with a presentation of the proposed project in three-dimensional images.

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

*** THE BOARD RECESSED AT 6:05 P.M. AND RECOVERED AT 6:28 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

4. 130 S HOPE AVE D-12A

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
 Application Number: MST2009-00523
 Owner: Riviera Dairy Products
 Architect: Sidley Jones, Inc.
 Business Name: Love Culture

(Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. The project will result in a Measure "E" credit of 422 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(Third Concept Review. Project requires compliance with La Cumbre Plaza Tenant Design Criteria.)

(6:28)

Present: Michael Jones, Sidley Jones, Inc.; and Tim Ball, Macerich.

Public comment opened at 6:36 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) Return with design solution for the rear (parking lot) elevation.
- 2) The front elevation is acceptable as presented.

Action: Zink/Rivera, 4/0/0. Motion carried. (Aurell/Gross/Sherry/Gilliland absent).

PRELIMINARY REVIEW**5. 522 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-211-023
Application Number: MST2008-00598
Owner: Steven Harper
Designer: Ryan Mills
Architect: Edward De Vicente

(Proposal to demolish an existing 1,460 square foot single-family residence and construct a new, 2,649 square foot, three-story, mixed-use building on a 3,312 square foot lot. The building consists of 392 square feet of new commercial space on the first floor, and an 1,781 square foot residential unit with a 119 square foot deck on the second floor, a 551 square foot deck on the third floor, an attached 476 square foot, two-car garage for the residential unit. Two uncovered parking spaces will be provided for the commercial space. The proposal includes new site landscaping and the relocation of one street tree.)

(Preliminary Approval is requested.)

(6:49)

Present: Edward De Vicente, Architect; Chris Gilliland, Landscape Architect; and Steven Harper, Owner.

Public comment opened at 7:06 p.m. As no one wished to speak, public comment was closed.

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

Motion: Preliminary Approval and continued indefinitely to Full Board with comments:

- 1) Maximize the size of the street tree.
- 2) Study methods to articulate the rear/north property line wall.
- 3) Be mindful of the visual mass from the street when detailing the open guard rail.
- 4) Study the overall height of the garage door.

Action: Rivera/Zink, 4/0/0. Motion carried. (Aurell/Gross/Sherry/Gilliland absent).

CONCEPT REVIEW - CONTINUED ITEM**6. 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.)

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

(7:19)

Present: Donald Hogarth, Hogarth & Associates; and Michael Szymanski, Owner.

Public comment opened at 7:31 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Tim Laduce, opposition.
- 2) Ron Edwards, (1824 San Pascual) opposition.

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

Motion: To deny the project as proposed without prejudice and with comments:

- 1) The rear cantilever is not an acceptable design solution for the second floor.
- 2) The design of the four-car garage, at the rear of the site, is not acceptable.
- 3) The front building (1812 San Pascual Street) is lacking information regarding the front porch.
- 4) Applicant is encouraged to either return the site to the last permitted condition or redesign the entire project with less new work proposed.
- 5) If the Applicant should return with a new proposal, the Applicant shall provide drawings of the approved permitted conditions so that a clear comparison can be made between what is existing, permitted, and the proposed changes.

Action: Zink/Mosel, 3/0/1. Motion carried. (Rivera abstained, Aurell/Gross/Sherry/Gilliland absent).

ADJOURNMENT:

The Full Board meeting adjourned at 7:44 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 633 DE LA VINA ST****R-3 Zone**

Assessor's Parcel Number: 037-121-007
Application Number: MST2008-00443
Owner: Housing Authority of Santa Barbara
Architect: Christine Pierron
Landscape Architect: David Black

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42-inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Review After Final for new exterior lighting and new exterior electrical equipment boxes.)

An opposition letter from Paula Westbury was acknowledged.

Approval of Review After Final as noted on Sheet #E2.0.

REFERRED BY FULL BOARD**B. 403 E MONTECITO ST****M-1 Zone**

Assessor's Parcel Number: 031-343-010
Application Number: MST2009-00557
Owner: A. R. Spann
Agent: Nick Gonzalez

(Proposal for an upgrade to an existing Sprint/Nextel wireless facility to include the addition of four new antennas (3 new panel antennas and 1 new parabolic antenna), 1 new radio equipment rack, and the replacement of 1 existing panel antenna. The proposed antennas will be located on the roof of an existing commercial building. The proposal involves the construction of one new 12 square foot faux chimney to match an existing faux chimney. The proposed 2 panel antennas and 1 parabolic antenna will be located within the new faux chimney and 1 new panel antenna and the replacement antenna will be located within the existing faux chimney. The site is currently developed with 6 panel antennas and the proposal will result in a total of 10 antennas. The project requires Findings of No Visual Impacts.)

(Preliminary Approval granted on 1/11/2010. Final Approval is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

REFERRED BY FULL BOARD**C. 949 VERONICA SPRINGS RD****E-1 Zone**

Assessor's Parcel Number: 049-040-022
Application Number: MST2009-00561
Owner: First Baptist Church of Santa Barb
Agent: Nick Gonzalez
Applicant: Sprint/Clearwire

(Proposal for the installation of a new radio telecommunications facility provided by Sprint/Clearwire Wireless, to consist of 3 panel antennas, 3 parabolic antennas, and a small radio equipment cabinet located at an existing church. The proposal also includes an exterior alteration to the existing building to replace the existing wood siding with stucco. The proposed antennas will be located behind a transparent screening element attached to the existing rooftop cupola. The proposed radio equipment cabinet will be located on the ground and screened by a new 27 linear foot, 5 foot tall cmu wall. This proposal is aesthetically the same as the MST2007-00150 case and which subsequently expired on 9/4/09. The project requires Findings of No Visual Impacts.)

(Preliminary Approval was granted on 1/25/2010. Final Approval is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval as submitted.

NEW ITEM**D. 3999 VIA LUCERO****R-3/SD-2 Zone**

Assessor's Parcel Number: 057-233-025
Application Number: MST2010-00028
Owner: Essex Portfolio, LP
Applicant: Joe Yokofich
Engineer: Frankie Chiu

(Proposal to replace all existing stair cases, repair existing second floor decks and the existing stairs from the street to the units, like for like in material and size, and replace an existing 3.5 foot tall wood fence along Via Lucero at an existing 70-unit apartment complex. The proposal will abate zoning violations listed under ZIR2003-00723.)

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

An opposition letter from Paula Westbury was acknowledged.

Final Approval as noted on Sheet #S-1.01.

NEW ITEM**E. 420 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Lenvik and Minor, Architects

(Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums, Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered, Unit B a proposed 1,158 square foot two-story unit, and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission. The project received preliminary approvals in March 2007 and which subsequently expired in March 2008. The applicant is requesting a new preliminary approval.)

(Preliminary Approval is requested. The project received Preliminary Approval on 3/12/2007, which subsequently expired on 3/12/2008. The project requires compliance with the Staff Hearing Officer Resolution No. 008-07.)

An opposition letter from Paula Westbury was acknowledged.

Preliminary Approval as submitted.

FINAL REVIEW**F. 3888 STATE ST****R-O/SD-2 Zone**

Assessor's Parcel Number: 057-240-035
Application Number: MST2010-00010
Owner: Sumida Family, LP
Architect: Lenvik and Minor, Architects
Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal to relocate the existing unscreened trash and recycling bins and construct a new trash enclosure at the rear of the property. The proposal includes new landscaping at the location of the existing trash and recycling bins, resurfacing and restriping the parking lot, the elimination of two parking spaces, and compliance with ADA requirements to include the addition of accessible parking spaces and ADA compliant pathways. The site work is to be completed on two parcels. Parcel No. 057-240-035 involves the new trash enclosure, landscaping, alterations to the parking lot and ADA accessibility. Parcel No. 057-240-046 includes alterations to existing parking lot and ADA accessibility. Between the two parcels a total of 101 parking spaces are proposed; 95 parking spaces are required. Parcel No. 057-240-035 provides 36 of the 101 parking spaces.)

(Final Approval of landscaping is requested.)

An opposition letter from Paula Westbury was acknowledged.

Final Approval of Landscaping as submitted.

Items on Consent Calendar were reviewed by **Gary Mosel**.