



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**PLEASE NOTE THE SPECIAL TUESDAY  
MEETING DATE DUE TO THE HOLIDAY**

**TUESDAY, June 1, 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
- CLAY AURELL - PRESENT
- CAROL GROSS – PRESENT UNTIL 5:40 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – ABSENT
- 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) - ABSENT

**STAFF:**    JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 5:40 P.M.  
 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	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**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 Wednesday, May 26, 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](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 3:03 p.m.

**ROLL CALL:**

Members present: Manson-Hing, Sherry, Mosel, Gross (present until 5:40 p.m.), Aurell, and Rivera.  
Members absent: Gilliland and Zink.

**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 **May 17, 2010**, as amended.

Action: Gross/Aurell, 6/0/0. Motion carried. (Gilliland/Zink absent).

**C. Consent Calendar:**

**The May 24, 2010 Consent Meeting was cancelled.**

Motion: Ratify the Consent Calendar of **June 1, 2010**. The Consent Calendar was reviewed by **Gary Mosel** with additional landscaping review for Items E, F and G by **Carol Gross**.

Action: Rivera/Sherry, 6/0/0. Motion carried. (Gilliland/Zink absent).

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****1) Ms. Bedard made the following announcements:**

- a) An appeal of the Final Approval was filed for 3052 State Street, Beverages & More, and is tentatively scheduled for City Council on July 27, 2010.
- b) Story poles will be installed onsite for the proposed Cancer Center project at 540 W. Pueblo Street (MST2007-00092) on Tuesday, June 8, in preparation for the June 10, Planning Commission hearing.

**2) Board member Mosel announced that he will be absent from the next scheduled Consent meeting on June 7, 2010, and Board member Aurell volunteered to attend Consent.****E. Subcommittee Reports: None.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 402 S HOPE AVE****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-017  
Application Number: MST2010-00141  
Owner: Cutter Properties, Ltd.  
Contractor: Lusardi Construction Company  
Architect: Davy Architecture

(Proposal to enclose an existing covered display area for a 450 square foot addition to the existing 33,105 square foot Mercedes Benz Auto Dealership, resulting in a 33,555 square foot building on a 4.37 acre lot. The parcel is also currently developed with an existing 7,120 square foot BMW Auto Dealership. No changes are proposed to the existing BMW Dealership. The non-residential addition requires Planning Commission review for a Development Plan in the P-D Zone.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission Review for a Development Plan in the P-D Zone.)**

(3:10)

Present: Mike Ramsey with Lusardi Construction Company.

Public comment opened at 3:12 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Continued indefinitely to Planning Commission and return to Consent with the following comments:**

- 1) The Board feels the project is ready for preliminary approval as the additions are minor in nature.
- 2) Recess the proposed glass consistent with the existing glass adjacencies.
- 3) Provide window mullion spacing to be consistent with the existing window mullion spacing on the building.
- 4) Provide identical finish and color of window mullions and glazing.
- 5) Provide specifications for the interlocking pavers for the proposed ramp.

Action: Aurell/Mosel, 5/0/0. Motion carried. (Gross stepped down, Gilliland/Zink absent).

**\* THE BOARD BRIEFLY RECESSED AT 3:25 P.M. AND RECOVERED AT 3:48 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1921 BATH ST****R-4 Zone**

Assessor's Parcel Number: 025-352-009  
Application Number: MST2010-00118  
Owner: Joan Chapin Robertson, Trustee  
Architect: Ken Kruger  
Engineer: John Oeltman  
Contractor: Cunningham-Parris Construction

(Proposal to construct a 192 square foot second-story addition to an existing one-story 1,580 square foot residence, resulting in 1,772 square feet. The 7,500 square foot lot is currently developed with two residential units, the existing one-story 1,580 square foot front residence and the existing two-story 822 square foot rear unit. No alterations are proposed to the existing 822 square foot residence. Each residence has one covered parking space provided within the existing two-car garage.)

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

(3:48)

Present: Ken Kruger, Architect; and Joan Robertson, Owner.

Public comment opened at 4:03 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

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

- 1) Provide comprehensive photographs of the property and all structures as seen both from within the property and the public view from the street.
- 2) Provide accurate plans and drawings, eliminating irrelevant portions of the application.
- 3) Verify the height of the site wall along the Bath Street elevation.
- 4) Reduce the height of the tower element.
- 5) Provide details for the addition to show compatibility with the existing building.

Action: Sherry/Rivera, 5/0/1. Motion carried. (Aurell abstained, Gilliland/Zink absent).

**CONCEPT REVIEW - CONTINUED ITEM****3. 1820 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 027-022-022  
 Application Number: MST2009-00536  
 Owner: Maldonado Living Trust  
 Architect: Hochhauser Blatter Architects  
 Engineer: Mario Alarcon

(Proposal to construct a new two-story, 21,879 square foot residential care facility for the elderly, to include 40 studio units varying between 294 to 376 square feet, on a proposed 27,217 square foot lot. The proposal involves the demolition of 8,251 square feet of existing on-site development, comprised of five existing residential units and all garages and other related structures, the removal of seven existing trees, and 2,800 cubic yards of grading. A total of 19 on-site parking spaces are proposed. The project requires Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three Zoning Modifications for the required common open yard area, a reduction in the required number of parking spaces, and over height walls within the required front setback.)

**(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for a Voluntary Lot Merger of three lots, a Conditional Use Permit to allow a Residential Care Facility, and three requested zoning modifications.)**

(4:20)

Present: Jay Blatter and Julie McGeever, Hochhauser Blatter Architects; David Black, Landscape Architect.

Public comment opened at 4:45 p.m.

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

- 1) Bill Spencer, (photograph submitted) expressed concerns with the size of the project and parking impacts.
- 2) Shirley Roberto, expressed concerns on the size of the project, open space, and parking impacts.

Letters of concern from Gail Pine and Paula Westbury were acknowledged by the Board.

Public comment closed at 4:51 p.m.

**Motion: Continued two weeks to Full Board with comments:**

- 1) Study the north elevation and the relationship of the openings for the parking to the building above.
- 2) Study recessing the upper floor common area elements and related fenestration at the rear elevation.
- 3) Study the use of possible planted-joint pavers along the auto court.
- 4) Study the relationship of the front elevation trellis with the rear conference area and further relief of the two story massing.
- 5) Study resolving the repetition of the bay window elements and roof lines on the south elevation.
- 6) Study incorporation of existing landscaping along the southern property line.

Action: Rivera/Sherry, 3/3/0. **Motion failed.** (Mosel/Gross/Manson-Hing opposed, Gilliland/Zink absent).

**Substitute Motion: Continued two weeks to Full Board with comments:**

- 1) Reduce the overall size, bulk, and scale of the building.
- 2) Resolve the north elevation and the relationship of the openings for the parking to the building above.
- 3) Recess the upper floor common area elements and related fenestration at the rear elevation.
- 4) Provide planted-joint pavers along the auto court.
- 5) Resolve the relationship of the front elevation trellis with the rear conference area and provide further relief of the two story massing.
- 6) Resolve the repetition of the bay window elements and roof lines on the south elevation.
- 7) Incorporate existing landscaping along the southern property line.

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

**FINAL REVIEW****4. 522 GARDEN ST****C-M Zone**

Assessor's Parcel Number: 031-211-023

Application Number: MST2008-00598

Owner: Steven Harper

Architect: De Vicente + Mills Architecture (DMA)

(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 was granted 2/8/2010. Final Approval is requested.)**

(5:40)

Present: Edward De Vicente and Ryan Mills, with DMA; Chris Gilliland, Landscape Architect.

Staff advised the Board that the proposed application is a Tier 3 Storm Water Management (SWMP) project and that the applicant is required to provide Tier 3 SWMP calculations to confirm the proposed SWMP design complies.

Public comment opened at 5:50 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Continued two weeks to Full Board with comments:**

- 1) Carry forward comment No. 2, from the February 8, 2010, motion, to "*Study methods to articulate the rear/north property line wall.*"
- 2) Provide further detailing of door and window details, material connections, finishes, etc.
- 3) Study using more appropriate fenestration systems.
- 4) Provide Tier 3 SWMP calculations.
- 5) Reconsider the use of the blue color.
- 6) Provide a 36-box tree.

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

**ADJOURNMENT:**

**The Full Board meeting adjourned at 6:06 p.m.**

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 2234 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-183-001  
 Application Number: MST2009-00095  
 Owner: Jack & Nuha Haddad, Family Trust  
 Applicant: George Zoumalan  
 Business Name: American Fuel & Service

(Proposal to install a new EVR vapor recovery system on the existing vent pipes. The proposal includes replacing the existing dispensers to uni-hose Gilbarg dispensers. The upgrade is required by the Santa Barbara County Air Pollution Control District (APCD).)

**(Review After Final to relocate the canister equipment.)**

A letter of concern from Paula Westbury was acknowledged.

**Approval with conditions of Review After Final as noted on Sheets 2 and 3:**

- 1) Relocate the piping on the building below the parapet.
- 2) Paint to match the existing building.

**REFERRED BY FULL BOARD****B. 2017 CHAPALA ST****R-2/R-O Zone**

Assessor's Parcel Number: 025-302-007  
 Application Number: MST2010-00036  
 Owner: B.K. Rai  
 Architect: Garcia Architects

(Proposal for the conversion of an existing two-story 1,893 square foot commercial building into a single-family residence with parking below and to provide a new accessible parking space for the existing 1,451 square foot commercial building. in the front of the lot. The proposal will result in a 1,451 square foot commercial space and a 1,893 square foot single-family residence on a 10,950 square foot lot. A total of eight parking spaces will be provided, two for the single-family residence and six for the commercial building. The project received Staff Hearing Officer approval on 4/21/10 for zoning modifications to allow encroachments into the required interior setbacks.)

**(Preliminary Approval was granted on 5/3/2010. Final Approval is requested.)**

**Continued one week with comments:**

- 1) Color of stucco walls are to match the "Frazee Ointment" color #CL-2713M.
- 2) Provide window details and schedule.



**NEW ITEM****C. 608 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-017  
Application Number: MST2010-00159  
Owner: Leggitt, Jason D  
Architect: James Wilson  
Applicant: Jeremiah Higgins

(Proposal to add new roof-top exhaust equipment and associated hood vents for a commercial kitchen, the removal of a window in the stairway/elevator tower, and landscaping alterations located at the Anacapa Plaza, an existing three story mixed-use building.)

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

A letter of concern from Paula Westbury was acknowledged.

**Continued one week with the comment for the applicant to study using a false chimney element on the northwest elevation rather than placement of duct chase on the tower element.**

**NEW ITEM****D. 3700 GREGGORY WAY****R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-570-CA1  
Application Number: MST2010-00157  
Owner: Jim Salvit Franciscan Villas HOA  
Applicant: Natalie Cope

(Proposal to replace all existing light fixtures, at the front entries and patios, driveways and garages, carports, and landscape bollards, at an existing 96-unit condominium complex. The parcel was recently reviewed for a proposed color scheme change to all units under MST2010-00073.)

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

**Final Approval as submitted.**

**REFERRED BY FULL BOARD****E. 300 W ORTEGA ST****DUMMY Zone**

Assessor's Parcel Number: 037-073-0RW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Proposal to replace the existing Ortega Street Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek beneath the bridge consistent with the Lower Mission Creek Flood Control Project. The project would continue to accommodate two traffic lanes of the same size (one through lane in each direction), pedestrian access and utilities as it currently does. The banks of Mission Creek will be modified. As designed, existing buildings at 303, 306 and 309 W. Ortega Street will be affected by this project. One building will be demolished at 303 W. Ortega. The building at 309 W. Ortega has been purchased by the City and will be protected in place during construction. The building at 306 W. Ortega Street will be purchased by the City and will also be protected in place during construction. The Historic Landmark Commission (HLC) reviewed historic structure reports in 1999 and 2007 and an Environmental Impact Report in 2000 for the bridge replacement project (reference MST1992-00465). Right of Way negotiations are proceeding on schedule, with an estimated completion date of July 2010. The project received Preliminary Approval on 1/28/2008 and expired on 1/28/2009. A new Preliminary Approval is requested.)

**(Preliminary Approval was granted on 5/17/10. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with conditions:**

- 1) Add a gate to access the landscape area on the northeast corner of 303 W. Ortega Street.
- 2) Consider removing the spears for safety (similar to the Bath Street project, but without the wave design element).

**REFERRED BY FULL BOARD****F. 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  
Architect: KBZ Architects  
Landscape Architect: David Black

(Proposal to construct three new water treatment buildings and two new treatment tank enclosures at the Cater Water Treatment Plant. The proposal involves 7,999 square feet of new buildings and 5,890 square feet of new structures for a total of 13,889 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 also includes the relocation of 12 existing parking spaces, new accessible walkways and new site landscaping. The proposal will result in a 173,193 square foot water treatment facility and will bring the existing facility into conformance with new U.S. Environmental Protection Agency (EPA) regulations. The project received Planning Commission approval on 4/22/10 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.)

**(Preliminary Approval was granted on 5/10/2010. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with the condition to add three (3) additional “John Dourley” manzanita shrubs as noted.**

### **REFERRED BY FULL BOARD**

#### **G. 4200 CALLE REAL**

Assessor’s Parcel Number: ROW-003-382  
Application Number: MST2008-00505  
Owner: City of Santa Barbara  
Owner: Caltrans  
Applicant: Jessica Grant, Project Planner  
Applicant: Ashleigh Sizoo, 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 was granted on 3/8/2010. Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

#### **Final Approval with conditions:**

- 1) Install a root barrier to limit spread and invasion of the *Leymus* (‘canon prince’) species or replace the proposed *leymus* with *pennisetum orientale*.
- 2) Add two *phormium* Jack Spratt at the west side of the pathway (corner of Verona and La Colina Streets).
- 3) Add one 5-gallon *phormium* Yellow Wave with agaves in the center of the border planting.
- 4) Add *dymondia* ground cover flats (plant 8-inches off center) in front of the border planting.

Board notes: The Final design does not alleviate the Board’s concerns expressed in the previous March 8, 2010 motion comment #1, “*A majority of the Board expressed safety concerns regarding the terminus of the multi-use bike path at the St. Vincent’s bridge, the eastbound bicycle crossing at Calle Real, and the location of the light pole.*”

Items on Consent Calendar were reviewed by **Gary Mosel**, with additional landscaping review for Items E, F and G by **Carol Gross**.