



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 26, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - ABSENT
- CLAY AURELL - PRESENT
- CHRISTOPHER GILLILAND – PRESENT AT 3:08 P.M.
- GARY MOSEL - ABSENT
- PAUL ZINK – PRESENT
- KEITH RIVERA - PRESENT UNTIL 5:20 P.M.

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 – ABSENT
- 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>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, July 22, 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 3:01 p.m.

ROLL CALL:

Members present: Manson-Hing, Zink, Aurell, Rivera (present until 5:20 p.m.), and Gilliland.
Members absent: Mosel and Sherry.

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 **July 12, 2010**, as submitted.
Action: Zink/Aurell, 3/0/1. Motion carried. (Manson-Hing abstained, Mosel/Sherry/Gilliland absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 19, 2010**. The Consent Calendar was reviewed by **Clay Aurell**.

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

Motion: Ratify the Consent Calendar of **July 26, 2010**. The Consent Calendar was reviewed by **Clay Aurell** and **Chris Gilliland**.

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

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

1) Ms. Bedard announced the following:

- a) Board members Sherry and Mosel will be absent from the meeting.
- b) The appeal of 3052 State Street, BevMo, will be reviewed by City Council at 2:00 p.m. on Tuesday, July 27, 2010.

E. Subcommittee Reports.

None.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. FOWLER RD / FAIRVIEW AVE.****ROW Zone**

Assessor's Parcel Number: 071-200-0RW
Application Number: MST2010-00204
Owner: City of Santa Barbara
Agent: Gerald Comati

(Proposal to construct an extension of S. Kellogg Avenue from the western terminus of S. Kellogg Avenue to the Fairview Avenue and Fowler Road intersection. The road extension will consist of one through lane in each direction, center turn lane, a roundabout, sidewalks, bike lanes and new site landscaping. The work is proposed to take place within the Fowler Road and Fairview Avenue rights-of-way and on the following parcels: 071-190-018, 071-181-012, 071-160-011, and 071-161-006. This proposal is part of a larger project located within the City of Goleta)

(Comments only; project requires Environmental Assessment.)

(3:08)

Present: Rosemarie Gaglioni, Capital Improvement Program Manager/City of Goleta; Gerald Comati, Contract Project Manager; and David Black, Landscape Architect.

Public comment opened at 3:18 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) Return with further detailed information on the creek structure, railings, and any proposed fencing or retaining conditions at the project edges.
- 2) A more integral colored concrete material is preferred for the roundabout planter.
- 3) Study opportunities to use enhanced paving at select locations.
- 4) Study ways to soften the straight edges in portions of the roundabout.
- 5) Provide lighting fixture details and cut sheets.

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

*** THE BOARD BRIEFLY RECESSED AT 3:28 P.M. AND RECOVERED AT 3:37 P.M. ***

PRELIMINARY REVIEW**2. 540 W PUEBLO ST****C-O Zone**

Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Applicant: Kenneth Marshall
 Owner: Cancer Center of Santa Barbara
 Architect: Cearnal Andrulaitis, LLP

(The proposal consists of a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara and rental housing. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot. The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and five residential units. The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area. The project requires approval of a Development Plan by the Planning Commission and Final Community Priority Designation by the City Council.)

(Project requires compliance with Planning Commission Resolution No. 006-10.)

(3:37)

Present: Brian Cearnal, Cearnal Andrulaitis Architecture; Martha Degasis, Arcadia Studios; and Kathleen Kennedy, Associate Planner

Ms. Kennedy clarified the Planning Commission request to reduce mass of the parking structure as much as possible by reducing the number of requested (5) parking spaces provided on site.

Public comment opened at 4:00 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: Preliminary Approval and continued indefinitely to Full Board for In-Progress Review with comments:

- 1) The Board finds the architecture, aesthetics, mass, bulk, and scale acceptable as proposed for the Cancer Center.
- 2) Study the finish on the linear accelerator portion of the building.
- 3) Study the finish on the parking garage; particularly where visible from Junipero Street.
- 4) The proposed removal of 5 parking spaces is acceptable.
- 5) Relocate the seating area near the oaks from the southwest portion of the site.
- 6) The architecture of the buildings on Junipero Street is appropriate for the neighborhood.
- 7) Provide more sensitivity on the new building located at 529 Junipero Street.
- 8) Maintain the porches and existing small-scale street presence.

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

*** THE BOARD BRIEFLY RECESSED AT 4:32 P.M. AND RECOVERED AT 4:34 P.M. ***

CONCEPT REVIEW - NEW ITEM

3. 36 HITCHCOCK WAY

R-2/SD-2 Zone

Assessor's Parcel Number: 051-040-059
Application Number: MST2010-00205
Owner: Channel Islands Young Mens Christ A
Applicant: George Heesen
Landscape Architect: Charles McClure

(Proposal to remove three tennis courts at the YMCA and replace with turf for the use of recreational sports activities. The proposal requires an exception request from the landscape design requirements, to be granted by the Public Works Department, with a recommendation by the ABR, to allow turf for commercial use. The proposal also involves the abatement of ENF2010-00189 for the replacement of three parking lot trees.)

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

(4:34)

Present: George Heesen, Applicant/Director of Facilities; and Charles McClure, Landscape Architect.

Staff requested the applicant to address the enforcement case issue which was adequately addressed to the Board's satisfaction.

Public comment opened at 4:46 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted, with the comment that the Board is supportive of the exception request, to be granted by the Public Works Department, to allow turf for recreational use.

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

*** THE BOARD BRIEFLY RECESSED AT 4:43 P.M. AND RECOVERED AT 4:57 P.M. ***

PRELIMINARY REVIEW**4. 512 BATH ST**

Assessor's Parcel Number: 037-161-035

Application Number: MST2009-00469

Owner: Housing Authority of the City of Santa Barbara

Architect: Peikert Group Architects

(The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10 acre lot by the Housing Authority of the City of Santa Barbara. The proposal includes 53 studio efficiency apartments ranging in size between 320 and 445 square feet, affordable to very low- and low-income households to be occupied by tenants with special needs and downtown workers, one two-bedroom 921 square foot managers apartment, two 138 square foot laundry rooms, a 610 square foot recreation room, and a 1,432 square foot community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project. The project received Staff Hearing officer approval for requested zoning modifications for lot area, parking, distance between buildings, and an interior setback encroachment on 6/16/10 (Resolution No. 029-10).)

(Project requires compliance with Planning Commission Resolution No. 008-10.)

(4:57)

Present: Lisa Plowman and Detlev Peikert, Peikert Group Architects; David Black, Landscape Architect; and Dan Gullett, Associate Planner.

Chair Manson-Hing read the July 15, 2010, Planning Commission comments and Resolution No. 008-10 into the record.

Mr. Gullett clarified the 5-foot landscape buffer or reduced buffer requirement of equivalent landscaping per the Ordinance.

Public comment opened at 5:14 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: Preliminary Approval and continued indefinitely to Full Board with comments:

- 1) The Board grants the waiver to reduce the 5-foot landscape perimeter planter considering that the exception only occurs in a small area and there is ample landscaping provided throughout the project to compensate.
- 2) Study the possibility of additional seating opportunities outside the recreation room within the limits of the creek restrictions.
- 3) Utilize integral colored concrete materials at the pedestrian paths along the edges of the parking area.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 130 N CALLE CESAR CHAVEZ****M-1 Zone**

Assessor's Parcel Number: 017-030-005
Application Number: MST2010-00067
Owner: Kenneth James, LLC
Agent: Roy Harthorn
Architect: Joseph Moticha

(Proposal to permit the "as-built" construction of 2,909 square feet of commercial buildings on an existing 1.88 acre lot which is currently developed with 21,355 square feet of commercial buildings. The "as-built" construction is composed of an addition of 250 square feet to building 1, a 575 square foot addition to building 17, a 720 square foot addition to building 18, a 520 square foot addition to building 19, a 133 square foot addition to building 20, a 1,186 square foot addition to building 28, and a 560 square foot canopy addition to building 15. The proposal includes permitting an "as-built" trellis and deck for the existing building 22, new accessible parking spaces, paths of travel, alterations to the site landscaping, and restriping the existing parking area. A total of 52 parking spaces are proposed on-site, which includes 12 parking spaces per an existing parking easement for the property at 208 N. Calle Cesar Chavez. The "as-built" additions require Development Plan Approval by the ABR for 2,909 square feet of non-residential square footage. The 2,909 square feet figure excludes the 560 square foot canopy and 475 square feet for a building demolished under a separate permit.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Development Plan Approval.)

(5:20)

Present: Joseph Moticha, Architect; Roy Harthorn, Agent; and Ken James, Owner.

Public comment opened at 5:46 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 clear notation of the replacement trees on the plans.
- 2) Applicant shall provide a new replacement tree at Building #28, instead of relocating the existing plant.
- 3) Remove the street tree from the plans where the existing sewer pipe prevented its installation or the applicant is to find an alternative location.

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

Motion for

Reconsideration: To reopen Item #5, 130 N. Calle Cesar Chavez, for reconsideration due to the applicant's confirmation that the required Environmental Assessment has been completed.

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

Revised Motion: Preliminary Approval making the Development Plan Approval findings and continued indefinitely to Consent with comments:

- 1) Provide clear notation of the replacement trees on the plans.
- 2) Applicant shall provide a new replacement tree at Building #28, instead of relocating the existing tree.
- 3) Remove the street tree from the plans where the existing sewer pipe prevented its installation or the applicant is to find an alternative location.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 224 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017

Application Number: MST2010-00194

Owner: Mstislav W. and Frances Kostruba Survivors Trust

Architect: Pujo & Associates

(Proposal to construct a 366 square foot, second story addition to an existing 849 square foot single story residence located at 228 W Micheltorena Street. The existing 7,000 square foot lot is currently developed with two single family residences. The existing 1,097 square foot, single story residence at 224 W Micheltorena Street and the 287 square foot storage building are to remain unaltered. The parcel is currently legal non-conforming to parking with two existing uncovered parking spaces. The project requires Staff Hearing Officer review for a building separation modification.)

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for a building separation modification.)

(6:01)

Present: Alex Pujo, Pujo & Associates.

Public comment opened at 6:04 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 Staff Hearing Officer to return to Consent with comments:

- 1) 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, given compliance with the comments provided here.
 - d. There are no impacts to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
 - e. The project's design does not block established public views of mountains or ocean.
 - f. The project's design provides an acceptable amount of open space and landscaping.
- 2) The proposed modification poses no aesthetic impact to the proposed project.

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

*** THE BOARD RECESSED FOR 20 MINUTES AT 6:13 P.M. AND RECOVERED AT 6:33 P.M. ***

CONCEPT REVIEW - NEW ITEM

7. 136 S HOPE AVE B-10

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-007
Application Number: MST2010-00165
Owner: Riviera Dairy Products
Business Name: GNC
Architect: RSW Consultants
Agent: Permits Today

(Proposal for minor facade alterations and new rooftop equipment at an existing tenant space in the La Cumbre Plaza. Project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

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

(6:33)

Present: Tim Ball, Property Manager/Macerich La Cumbre; and Scott Daves, Agent/Permit Today.

Public comment opened at 6:45 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) Return with updated plans and sections that accurately represent the building.
- 2) Provide the existing canopy or eave in the section as demolished to show the vertical relationship to what is proposed.
- 3) Provide detailed information on the plans for how the parapet top will return; provide elevation details on how the parapet will be remodeled.
- 4) Provide elevation of the adjacent store fronts to show the context of the proposals.
- 5) Provide a cut sheet for the mechanical unit.
- 6) Provide a longitudinal section through the building to show the parapet height and the mechanical unit.
- 7) Provide a rear elevation and necessary details to show the scope of work presented.

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

ADJOURNMENT:

The Full Board meeting adjourned at 7:11 p.m.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1298 LAS POSITAS RD****A-1 Zone**

Assessor's Parcel Number: 047-010-034
Application Number: MST2010-00117
Owner: City of Santa Barbara

(Proposal to install a 525 square foot treatment pad and 4 gas extraction wells for landfill gas collection and control system at Elings Park North. The equipment will be enclosed within a 6 foot tall concrete masonry unit (CMU) wall with a stucco finish, with chain-link dual access gates, and screened with existing and new landscaping.)

(Review After Final for revised gates and the addition of a cable fence on top of the retaining wall.)

A letter of concern from Paula Westbury was acknowledged.

Approval as noted of Review After Final with conditions:

- 1) Include the "La HabraX-434 Fallbrook" color of the stucco wall on the plans.
- 2) Utilize a black chain-link fence with black slats.
- 3) Provide full size details.

REVIEW AFTER FINAL**B. 5 S NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-163-006
Application Number: MST2009-00075
Owner: Martin Anguiano
Applicant: Peter Kretzu
Designer: Richele Mailand

(A proposal for a new 1,920 square foot manufactured Rockford Steel commercial warehouse/storage building on an existing 4,400 square foot vacant lot. The proposal includes four new on-site parking spaces and site landscaping. The project requires Development Plan Approval Findings by the Architectural Board of Review for the allocation of 1,920 square feet of new Measure E square footage.)

(Review After Final for minor revisions to include changing one window from a glider to a double hung window, adding an additional 2-inches in height to the building due to grading, and change the location of the electrical meter to the front of the building.)

A letter of concern from Paula Westbury was acknowledged.

Approved as noted of Review After Final with the condition to add a 5-foot to 6-foot shrub to screen the electrical meter.

REVIEW AFTER FINAL**C. 1030 CACIQUE ST****R-3 Zone**

Assessor's Parcel Number: 017-252-006
Application Number: MST2007-00128
Owner: Jose L. Gutierrez

(A revised project to reduce the original approved scope of work from a two-story 3,102 square foot duplex to a two-story 1,497 square foot duplex. The revised proposal will result in a one story, one-bedroom 629 square foot unit, and a 347 square foot second-story addition to the existing 521 square foot unit resulting in an 868 square foot unit. A total of four parking spaces will be provided on site with a two car carport and two uncovered spaces.)

(Review After Final for a reduced scope of work. Final approval of landscaping is requested.)

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely with comments:

- 1) Add a window to the stairwell on the north elevation.
- 2) Simplify the entry to the rear unit.
- 3) Verify the types and location of the existing trees on the site; especially on the northwest corner.
- 4) Coordinate the landscape plan and plant quantities with the landscape plan key.
- 5) Study the transition of the driveway to the existing sidewalk on the west property side and at the northwest corner.
- 6) Reduce the existing fence at the southeast corner to a maximum height of 8-feet.
- 7) Reduce the existing hedge to a maximum height of 3.5 feet.

NEW ITEM**D. 431 VISTA DE LA PLAYA****E-3/PUD Zone**

Assessor's Parcel Number: 035-200-028
Application Number: MST2010-00199
Owner: Lawrence Fealy

(Proposal for minor alterations to an existing two-story, 2,347 square foot residence on an E-3 lot. The site is currently developed with 13 residential units as a Planned Unit Development (PUD). The alterations include the addition of a new door at the garage, new exterior stairs, a new trellis, outdoor fireplace, BBQ, retaining wall, and site landscaping. The project requires review by the Staff Hearing Officer for a zoning modification for alterations within the required setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for alterations in the required setbacks.)

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer with comments:

- 1) The requested modification has no negative aesthetic impacts.
- 2) Study design consistency between the existing deck and the new deck, stairs, and trellis.
- 3) The Board suggests removal of the railing at the base of the exterior stairs as not necessary for compliance with Building and Safety Code.
- 4) Provide more information of the proposed fireplace as it appears rather large.

Items on Consent Calendar were reviewed by **Clay Aurell** and **Chris Gilliland**.