



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

Monday, March 7, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

**BOARD MEMBERS:**  
 CHRISTOPHER MANSON-HING, Chair  
 DAWN SHERRY, Vice-Chair  
 CLAY AURELL  
 CHRISTOPHER GILLILAND  
 GARY MOSEL  
 KEITH RIVERA  
 PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT STELLA LARSON (ALTERNATE)

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 TONY BOUGHMAN, Planning Technician  
 GLORIA SHAFER, Commission Secretary

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

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (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 <u>folded plans</u> 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>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- 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, extension 4577. 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 Tony Boughman, at 805-564-5470, extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

**LICENSING ADVISORY:**

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

Unlicensed persons are limited to the preparation of plans for:

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

**NOTICE:**

1. On March 3, 2011, 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 Noon and the following Monday at 9:00 a.m. 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*.

**GENERAL BUSINESS:**

The Full Board meeting was called to order at 3:02 p.m. by Chair Manson-Hing.

Members present: Aurell, Gilliland, Manson-Hing, Mosel (arrived at 3:05), Rivera, Sherry, Zink

Members absent: None

Staff present: Boughman, Limon (present 3:25 to 4:14), Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of February 22, 2011.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 22, 2011, as submitted/as amended.

Action: Clay/Rivera, 3/0/3. Motion carried. (Rivera/Manson-Hing/Aurell abstained, Mosel absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of February 28, 2011. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

Action: Aurell/Rivera, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of March 7, 2011. The Consent Calendar was reviewed by Rivera with landscaping reviewed by Gilliland.

Action: Aurell/Gilliland, 7/0/0. Motion carried.

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

1. Board members made the following announcements:

a) Mr. Zink will step down from Item 4, 401 ½ Old Coast Highway.

b) Mr. Gilliland and Mr. Aurell will step down from Item 5, 903 W. Mission Street.

c) Mr. Rivera will step down from Item D, 336 N. Milpas Street which was referred from Consent Calendar.

2. Mr. Boughman made the following announcements:

a) Item #1, 29 N. Milpas Street, has been postponed two weeks at the applicant's request.

b) Representatives were requested to attend the Planning Commission review of the Highway 101 at Salinas Street ramps project on Thursday, March 17. Board members Manson-Hing and Zink tentatively volunteered to attend the hearing.

c) The board was reminded that Form 700, Economic Interest, must be submitted to the City Clerk's offices as soon as possible.

E. Subcommittee Reports: there were no reports.

**ABR - NEW ITEM****Referred to Full Board from today's Consent Calendar****C. 1014 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043  
 Application Number: MST2011-00095  
 Owner: Conners Family Limited Partnership  
 Contractor: Action Roofing  
 Applicant: KIBO Group

(Proposed replacement of the existing brown cement tiles for the Mansard roofs on two of the buildings on the site. The proposed roof material is green clay Pro-Shake Plus tile. The roof for the Vons grocery store building is not part of this application.)

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

Actual time: 3:12

Present:

Public comment was opened at 3:15 p.m. As no one wished to speak, public comment was closed.

Mr. Rivera explained that the item was referred to the Full Board because the green color for the roof was found to be unacceptable.

Mr. Limon explained that the property owner expressed a desire to restore the property to its original condition and stated that if it is the board's desire, research could be conducted.

**Motion: Continued to Consent Calendar with the comment that the green tile is not acceptable. Applicant is to research a color in keeping with the existing tile color and provide a presentation that includes a color scheme for the entire roof and facade. Item is to return to Full Board if the tile color is proposed to be different than the existing color.**

Action: Zink/Sherry, 7/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****Referred to Full Board from today's Consent Calendar****D. 336 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-371-021  
 Application Number: MST2006-00236  
 Owner: E. R. Unterman Trust  
 Architect: Perkowitz and 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.)

**(Review After Final for changes to entry tower, ramp, doors, rear parapet, minor changes to approved landscaping.)**

Actual time: 3:29

Present: Shawn Unsell, Architect; Bob Cunningham, Landscape Architect.

Mr. Limon informed the Board that a request for postponement was received from the adjacent property owner, Constantino Frangos, because he did not receive a meeting agenda as requested. Mr. Limon recommended that the Board postpone hearing the item to allow adequate public comment.

Tony Fisher, representing Constantino Frangos, stated that his client did not receive noticing and would like adequate time to review changes to the plans as the adjacent property will be impacted by the project.

Mr. Limon provided background project information from a historic structures report that recommended retaining a setback from Milpas Street similar to the demolished structures. Mr. Limon indicated that this Review After Final moves a portion of the proposed structure closer to Milpas Street.

Public comment was opened at 3:48 p.m. As no one else wished to speak, public comment was closed.

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

- 1) Study the ADA ramped corner of the site for a solution that does not include a step in the sidewalk.
- 2) Study the parapet on south elevation for a better transition between high and low parapets.
- 3) The proposed tower changes are unacceptable as presented. Study increasing the setback from the sidewalk, and study connections to adjacent structures at the west and north elevations.
- 4) Study increasing the landscape wherever possible.
- 5) Provide sections through the mechanical equipment area, the roof, and the parapet to verify that rooftop equipment will be screened.

Action: Aurell/Mosel, 6/0/0. Motion carried. (Rivera stepped down)

**REVIEW AFTER FINAL**

**1. 29 N MILPAS ST**

**C-2 Zone**

**(3:10)** Assessor's Parcel Number: 017-123-014  
 Application Number: MST2009-00259  
 Owner: McDonald's Corporation  
 Architect: Elord Fajardo

(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 landscaping will remain.)

**(Review After Final to address violations in ENF2010-00334 with a proposal to remove as-built lighting mounted on the building and provide pole-mounted parking lot lighting.)**

Postponed two weeks at the applicant's request.

**CONCEPT REVIEW - NEW ITEM**

**2. 3761 STATE ST**

**C-P/SD-2 Zone**

**(3:35)** Assessor's Parcel Number: 051-040-053  
 Application Number: MST2011-00093  
 Owner: Regency Centers, LP  
 Architect: Cearnal Andrulaitis

(Proposal for a partial facade remodel for Whole Foods.)

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

Actual time: 4:14

Present: Craig Shalenburger, Architect; Debbie English, Designer; Katherine Gee, Whole Foods.

Public comment was opened at 4:22 p.m.

Kellam DeForest: suggested that the parking lot and the Glendale Savings building be considered with the project.

Public comment was closed at 4:25 p.m.

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

- 1) Provide design details for the clearstory windows.
- 2) Restudy the design for cohesive façade and building flow.
- 3) Provide accurate and cohesive information for the stone wall design.
- 4) Provide accurate tower detailing.
- 5) Recess the tower glass detailing to provide enhanced appearance of the columns.
- 6) Provide accurate and cohesive plans and elevations.
- 7) Signage is to be reviewed by the Sign committee. Signage is rendered too large on these drawings.

Action: Sherry/Aurell, 7/0/0. Motion carried.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **3. 709 E HALEY ST**

**C-2 Zone**

**(4:00)**

Assessor's Parcel Number: 031-232-017  
 Application Number: MST2011-00077  
 Owner: Corina A. Figueroa  
 Owner: Jaime and Robin Melgoza  
 Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

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

Actual time: 4:41

Present: Rex Ruskauff, Architect.

Public comment was opened at 4:46 p.m.

Kellam DeForest: would like trees to be saved.

Public comment was closed at 4:47 p.m.

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

- 1) The direction of the architecture for the front building is appropriate for neighborhood.
- 2) Restudy the design for the parking and storage facility.
- 3) Provide screening of the back lot and storage area.
- 4) Provide a site plan showing all adjacent structures.
- 5) Illustrate the height of the back building.
- 6) Study saving the Cedar tree or provide significant mitigation.

Action: Sherry/Aurell, 7/0/0. Motion carried.

**FINAL REVIEW****4. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

**(4:30)** Assessor's Parcel Number: 015-291-010  
 Application Number: MST2009-00500  
 Owner: William Pritchett  
 Architect: Garcia Architects, Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit 2 which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The project requires Staff Hearing Officer review for a requested zoning modification to allow living space to be permitted in the required rear setback.)

**(Project was referred by the City Council and requires compliance with Council Resolution.)**

Actual time: 4:58

Present: Tony Fischer, Attorney; Ricardo Castiano, Landscape Architect; Everett Woody, Architect.

Public comment was opened at 5:12 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide samples for the tinted skylights.
- 2) Provide a finished schedule.
- 3) Provide final landscape and irrigation plans.

Action: Sherry/Aurell, 3/1/2. Motion carried. (Mosel opposed, Manson-Hing and Rivera abstained, Zink stepped down.)

**FINAL REVIEW****5. 903 W MISSION ST****R-2 Zone**

**(5:00)** Assessor's Parcel Number: 043-113-009  
 Application Number: MST2009-00388  
 Owner: Heidi Feguson  
 Architect: AB Design Studio  
 Architect: Kenneth and Harbaugh

(Revised proposal to construct a new 525 square foot second-story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 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 and to allow the garage to encroach into the required 20 foot front-yard setback.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 041-10.)**

Actual time: 5:25

Present: Josh Blumer, Architect, AB Design Studio; Heidi Feguson, Owner; Chris Gilliland, Landscape Architect; Anthon Ellis, AB Design Studio.

Public comment was opened at 5:41 p.m.

David Black, in support of the project.

Pam Brandon, next door neighbor: opposed to the cantilevered area over the open yard not in compliance with City code; concerned about style and metal siding not being compatible with the neighborhood.

Kellam DeForest, opposed to this style in this neighborhood, suggested replacing the metal siding with wood.

Public comment was closed at 5:47 p.m.

**Motion: Final Approval with the following conditions:**

- 1) Indicate on the plans the fixed dimensions and prohibited enlargement or relocation of the kitchen window, in compliance with City Council Resolution and reproduce Resolution on plans.
- 2) Confirm that the exterior light fixture provides downcast lighting.

Action: Rivera/Sherry, 3/1/1. Motion carried. (Mosel opposed, Zink abstained, Gilliland and Aurell stepped down)

**CONCEPT REVIEW - CONTINUED ITEM**

**6. 735 W MICHELTORENA ST**

**R-2 Zone**

**(5:30)** Assessor's Parcel Number: 039-032-001  
 Application Number: MST2010-00293  
 Owner: Elias Khoury  
 Architect: Sherry and Associates Architects

(Proposal for a 736 square foot two-story addition to an existing 530 square foot one-story single-family residence that was damaged by fire. The residence would be attached to the existing one-story 1,570 square foot commercial building. Staff Hearing Officer review of zoning modifications is requested for the project to encroach into the interior setback and rear setback, and to provide less than the required open yard area.)

**(Second review. Comments only; project requires environmental assessment and Staff Hearing Officer review of Zoning Modifications.)**

Actual time: 6:07

Present: Dawn Sherry, Architect.

Public comment was opened at 6:17 p.m. As no one wished to speak, public comment was closed.

Mr. Boughman informed the Board that Ms. Weiss, City Planner, indicated that although staff can support the two requested setback modifications, it is undecided whether to support the open yard modification.

**Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:**

- 1) The architecture and design provide good detailing and are a good solution.
- 2) Proposal improves an existing nonconforming condition.
- 3) The modification provides no negative aesthetic impacts.
- 4) Provide information and any proposed architectural changes for the existing store along Chino Street, and along the 7 foot fence at Micheltoarena and Chino Streets.
- 5) Study opportunities for landscaping that cascades over the fence wherever possible.
- 6) Provide flag stone for permeable paving.
- 7) Any design changes that reduce the size and footprint for the building are not required to return to the ABR prior to being heard by the Staff Hearing Officer.

Action: Zink/Mosel, 5/0/1. Motion carried. (Gilliland abstained, Sherry stepped down.)



**ADJOURNED**

The Full Board meeting was adjourned at 6:32 p.m.

**CONSENT CALENDAR (1:00)**

Representatives present: Rivera and Gilliland.

Staff present: Boughman

**ABR - NEW ITEM****A. 1600 ANACAPA ST R-O Zone**

Assessor's Parcel Number: 027-191-007  
 Application Number: MST2011-00083  
 Owner: Robert C. and Helen E. Wiley Trust  
 Contractor: Gosnell Tree and Landscape

(Proposal to remove a large existing Arancaria Arancana [Bunya Bunya] tree.)

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

Continued one week to Consent Calendar with the comment to provide information about the replacement tree.

**ABR - NEW ITEM****B. 2905 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-009  
 Application Number: MST2011-00094  
 Owner: BVN De La Vina Properties, LLC  
 Designer: Chris Belanger

(Proposal for exterior alterations to a 2,147 square foot one-story commercial building. Alterations include replacing a door with a window, replacing an existing door with a new door, and replacing existing awning material with new color, changing the exterior paint color to "Swiss Coffee" OC-45 Benjamin Moore, and landscaping alterations.)

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

Continued one week to Consent Calendar with the following comments: 1) The architectural changes are acceptable. 2) The awning color is acceptable. 3) Provide colors of trim, door, and windows. 5) Provide a landscape plan. 6) Additional landscaping is encouraged. 7) Provide information on street trees and show locations correctly on site plan.

**ABR - NEW ITEM****C. 1014 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-211-043  
Application Number: MST2011-00095  
Owner: Conners Family Limited Partnership  
Contractor: Action Roofing  
Applicant: KIBO Group

(Proposed replacement of the existing brown cement tiles for the Mansard roofs on two of the buildings on the site. The proposed roof material is green clay Pro-Shake Plus tile. The roof for the Vons grocery store building is not part of this application.)

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

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