



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, February 04, 2008**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

WILLIAM MAHAN, CHAIR  
 PAUL ZINK, VICE-CHAIR  
 BERNI BERNSTEIN  
 ERIN CARROLL  
 GLEN DEISLER  
 GARY MOSEL  
 DENISE WOOLERY

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**

STELLA LARSON

**STAFF:**

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

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

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p><b>Master Application &amp; Submittal Fee</b></p> <p><b>Photographs</b> - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p><b>Plans</b> - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal &amp; with each plan revision</u>.</p> <p><b>Vicinity Map and Project Statistics Forms/or Equivalent</b> - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p><b>Site Plan</b> - 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><b>Exterior elevations</b> - showing existing &amp; proposed grading where applicable. .</p> <p><b>Story Pole Plan</b> - if story poles are required for the project.</p> <p><b>Topographic Survey</b> - professional survey for sites averaging 15% or more.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Rough sketches</b> 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 project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Preliminary Landscape Plans</b> - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><b>Cut Sheets</b> - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><b>Final Landscape Plans</b> - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p><b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**GENERAL BUSINESS:**

- A. The meeting was called to order at 3:06 p.m. by Chair Mahan.
- B. Roll call.  
Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Zink (from 3:15 to 6:22).  
Members absent: Woolery.  
Staff present: Boughman, Limon, (from 3:10 to 3:19), Shafer.
- C. Public Comment:  
No public comment.
- D. Approval of Minutes:  
Motion: Approval of the minutes of the Architectural Board of Review meeting of January 22, 2008, as amended.  
Action: Mosel/Deisler, 5/0/0. Motion carried. (Woolery and Zink absent.)
- E. Consent Calendar:  
Motion: Ratify the Consent Calendar of January 28, 2008. The Consent Calendar was reviewed by Glen Diesler, with the exception of the landscaping for Items B, C and E, reviewed by Denise Woolery.  
Action: Bernstein/Carroll, 5/0/0. Motion carried. (Woolery and Zink absent.)  
Motion: Ratify the Consent Calendar of February 4, 2008. The Consent Calendar was reviewed by Glen Diesler, with the exception of the landscaping for Items A and D, reviewed by Erin Carroll.  
Action: Diesler/Carroll, 5/0/0. (Woolery and Zink absent.)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.  
1. Mr. Boughman reported that Member Zink will be absent after the break.  
2.. Mr. Limon reported that the City Attorney has clarified that the 10 day appeal period for appeal of items on Consent Calendar begins on the date of ratification. The 10 day appeal period for items heard at the Full Board begins on the day of hearing. The Chair is advised to make an announcement when approval is granted and/or staff will prepare a handout.
- G. Subcommittee Reports.  
No subcommittee reports.
- H. Possible Ordinance Violations.  
Mr. Mahan reported a possible parking violation at 1807 Santa Barbara Street.

**DISCUSSION ITEM:**

(3:18)

**Draft Mission Canyon Residential Design Guidelines, Review and Comment.**

Derek Johnson, Deputy Director, Office of Long Range Planning, County of Santa Barbara

Present: Rose Dyste, Sr. Planner, and Derek Johnson, Deputy Director, Long Range Planning, County of Santa Barbara. Heather Baker, Project Planner; and Bettie Weiss, City Planner, City of Santa Barbara.

The Board heard a courtesy review of the Draft Design Guidelines. Mr. Johnson provided an introduction and background. Ms. Dyste presented a page by page overview of the draft guidelines, including a supplemental section on high fire planting. Design Guidelines and area plan are scheduled for adoption in early 2009. Ms. Baker and Ms. Weiss were available to respond to questions.

Public comment opened at 3:56. As no one wished to speak public comment was closed.

The Board asked questions and provided individual comments. No action was required.

**PRELIMINARY REVIEW****1. 509 SCENIC DR****E-2 Zone**

Assessor's Parcel Number: 015-280-005  
 Application Number: MST2007-00472  
 Owner: Robert R. Geauque  
 Architect: Y. S. Kim

(Proposal for a new 670 square foot second-story addition, a 337 second-story deck, and 345 square feet of first-floor additions. The existing 1746 square foot one-story single-family residence and attached two-car garage is located on a 10, 005 net square foot lot in the Hillside Design District. The proposed total of 2,694 square feet is 72% of the maximum FAR.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(Time: 4:16)

Present: Y. S. Kim, Architect; Robert Geaugue, Owner.

Public comment opened at 4:21 p.m. As no one wished to speak public comment was closed.

**Motion: Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code findings return to Consent Calendar with the following comments:**

- 1) Applicant to provide garage door details.
- 2) Provide obscured glass on exterior light fixture.
- 3) The project provides consistency and appearance, compatibility, quality architecture and materials.

Action: Zing/Bernstein, 6/0/0. Motion carried. (Woolery absent.)

**\*\*\* THE BOARD RECESSED FROM 4:29 P.M. UNTIL 4:31 \*\*\***

**SFDB-CONCEPT REVIEW (CONT.)**

**2. 133 W MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-061-024  
 Application Number: MST2007-00070  
 Owner: James E. Moore  
 Architect: Alex Pujo

(Proposal to construct a two-level 4,112 square foot single-family residence including a detached 496 square foot accessory art studio building, 427 square foot attached carport, two swimming pools, 981 cubic yards of total cut and fill grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District. The proposed total of 4,112 square feet is 67% of the maximum guideline FAR.)

**(Fourth Concept Review)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)**

(Time: 4:31)

Present: Alex Pujo, Architect.

Staff comment: Mr. Boughman reported that the MEA is complete. Preliminary Approval may be granted with conditions that tree protection measures and PC conditions be included on the plans.

Public comment opened at 4:44 p.m. As no one wished to speak, public comment was closed.

**Motion: Preliminary Approval as a basis for working drawings, and return to Full Board with the following comments:**

- 1) Include the Arborists Report, tree protection measures, and PC conditions of approval on the plans.
- 2) Provide a complete materials and color board, including tile and roof.
- 3) Show light fixtures, copper gutters and down spouts on the elevations.
- 4) The wall behind the infinity pool to match the color of the exposed concrete.
- 5) The exposed concrete walls are to have boulders at the base to integrate into the site.
- 6) Update the landscape into the new site plan.
- 7) Designate 300 feet on the south roof for future solar with no vents or penetrations.
- 8) The project complies with the Neighborhood Preservation Ordinance Guidelines for consistency and appearance, compatibility, and quality architecture and materials.

Action: Carroll/Mosel, 6/0/0. Motion carried. (Woolery absent.)

**\*\*\* THE BOARD RECESSED AT 4:56 P.M. UNTIL 4:59 P.M. \*\*\***

**SFDB-CONCEPT REVIEW (CONT.)****3. 122 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-211-016  
 Application Number: MST2004-00823  
 Agent: Alicia Harrison  
 Designer: Andrea Walhof  
 Architect: Dawn Sherry  
 Owner: David Shapiro

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 490 square feet to the first-floor and a new 827 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing new covered parking. The project would result in a 2,338 square foot residence and a detached 400 square foot two-car carport/garage on a 6,444 square foot lot. The proposed total 2,407 square feet is 85 % of the maximum FAR.)

**(THIRD CONCEPT REVIEW, FIRST REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(Time: 4:59)

Present: Dawn Sherry, Architect; Alicia Harrison, Project Planner; David Shapiro, Owner.

Public comment opened at 5:22 p.m.

1. Eric Schott, neighbor: defeating the purpose of the NPO guidelines.
2. Mac Bakewell, neighbor: deck addition at northwest corner will look into his property; tower feature (read comments into the record).
3. Michelle Giddons, Citywide Homeowners Group is in support of the remodel; the project will test NPO fairness.
4. Joe Cantrell, resident: project might set a precedent; concerned with mass, bulk, scale, and privacy; plate height was raised (submitted written comments).
5. Tony Fisher, representing Mac Bakewell: comment letters do not reflect new plans; project description not accurate; suggested a 10-day notice for projects not previous viewed by SFDB; driveway terrace; tear down might affect modifications; increase in FAR due to garage; Design Guidelines recommend lowering plate heights (page 33); 20 closest homes data.
6. Timothy Harding, in favor. The project is compatible with the neighborhood; appropriate bulk and scale, and is an improvement.

Public comment closed at 5:39 p.m.

Mr. Mahan announced that the agenda was incorrect for FAR calculations and in not stating that a modification is required. He instructed Staff to confer with the City Attorney as to whether re-noticing is required when a projects transitions from ABR to SFDB.

Straw vote: How many members can support a modification for the 9 foot roof plate height? 0/6/0.

Straw vote: How many members can support a modification for window alterations in the legal nonconforming front wall? 4/2/0.

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

- 1) Simplify the architecture.
- 2) Restudy the turret and balcony for better integration.
- 3) Revise the front porch.
- 4) Revise the elevation to reduce the 9 foot plate height.
- 5) Restudy the windows at the stairwell.
- 6) Show screening around the uncovered parking space.
- 7) Show a ribbon driveway.
- 8) Relocate the street tree.
- 9) Provide a site section including the driveway.
- 10) Show consistent breakup of the windows.

Action: Mosel/Zink, 4/0/2. Motion carried. (Bernstein and Diesler abstained. Woolery absent.)

**\*\*\* THE BOARD RECESSED FROM 6:22 UNTIL 6:42 P.M. \*\*\***

**SFDB-CONCEPT REVIEW (CONT.)****4. 492 LA CUMBRE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-057  
 Application Number: MST2007-00563  
 Owner: Robert Hart  
 Architect: David Lavender  
 Applicant: Guner Tatum

(Proposal for new two-story 2,611 square foot single-family residence including attached 487 square foot two-car garage. The project is located on a 7,501 net square foot vacant lot. The 2,611 square foot proposed total is 85% of the maximum FAR.)

**(SECOND CONCEPT REVIEW. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(Time: 6:42)

Present: Guner Tatum, Applicant; Robert Hart, Owner; Loren Lyndyck, Landscape Architect.

Public comment opened at 6:52 p.m.

A letter from Paula Westbury was acknowledged.

Public comment closed at 6:53 p.m.

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

- 1) The project is headed in right direction.
- 2) Study the tower to be compatible with the style of house, which is defined by the front porch and heavy beams, and restudy tower windows.
- 3) Raise the roof above the living room to provide more room for clerestory windows
- 4) Show additional brackets at the balcony over the garage door.
- 5) Study how the arched window will integrate into the roof.
- 6) Clarify details of the outrigger and pentagonal beams.
- 7) Provide more detail of the garage louvers.

- 8) Provide a smaller hedge at northwest, and maintain at 42 inches.
- 9) Study the driveway width and provide permeable paving.
- 10) Provide more ground cover on the bioswale slope.
- 11) Show site drainage.

Action: Bernstein/Diesler, 5/0/0. Motion carried. (Woolery and Zink absent.)

## **FINAL REVIEW**

### **5. 1967 STANWOOD DR**

**A-1 Zone**

Assessor's Parcel Number: 019-050-002  
 Application Number: MST2007-00081  
 Owner: Ronald B. Dinning  
 Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one story addition to an existing single family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. The proposed total square footage of square feet is 41% of the maximum guideline FAR.)

(Time: 7:26)

Present: Sophie Calvin, Applicant.

**Motion: Final Approval and continued one week to the Consent Calendar for window details.**

Action: Bernstein/Carroll, 5/0/0. Motion carried. (Woolery and Zink absent.)

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

### **6. 2114 RED ROSE WAY**

**E-3 Zone**

Assessor's Parcel Number: 041-251-019  
 Application Number: MST2007-00638  
 Owner: Lori A. Daffron  
 Architect: Dwight Gregory

(Proposal for the addition of a 190 square foot third-story for an existing 1,984 square foot two-story single-family residence on a 4,749 square foot lot in the Hillside Design District. The project includes a 91 square foot balcony at the upper level. The proposed total 2,174 square feet is 91% of the maximum FAR.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(Time: 7:36)

Present: Dwight Gregory, Architect; Lori Daffron and Jim Hoskins, Owners.

Public comment opened at 7:42 p.m.

Six letters of support from Michelle Bates, Justin Kellenberger and Megan Ross, David James, Pete Oster, Graham and Sylvia Edney, and Clifton Kent were read.

Public comment closed at 7:45 p.m.

Straw vote: How many Members can support the third story? 3/1/0.

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

- 1) The Board supports the third-floor addition.
- 2) Change the orientation of the third-story gable roof.
- 3) Study moving the balcony 15 feet from the property line.
- 4) Restudy the balcony with a Monterey-style roof.
- 5) Provide a perspective drawing including silhouettes of neighboring properties.
- 6) Provide photographs from the proposed deck toward the neighboring property.
- 7) Study a higher window on the east side.
- 8) Study alternative material for the railing/balustrade.

Action: Bernstein/Carroll, 5/0/0. Motion carried. (Woolery and Zink absent.)

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

#### **7. 825 ROBLE LN**

**E-1 Zone**

Assessor's Parcel Number: 019-252-008

Application Number: MST2008-00025

Owner: Mark Bell

Architect: Kent Mixon

(Proposal to remodel an existing 2,073 square foot single-family residence on a 8,180 square foot lot in the Hillside Design District. The project includes a 101 square foot addition to lower floor, demolishing and rebuilding existing stairs at west and east ends of house, replacement of all existing doors and windows, and change siding at main level to board and batten. Staff Hearing officer approval of modifications is requested for encroachments into the interior, front, and open-yards. The proposed total 2,174 square feet is 67% of the maximum FAR.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)**

(Time: 8:10)

Present: Kent Mixon, Architect; Jim Davis, Associate.

Public comment opened at 8:21 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board found encroachment of the stairs into the setbacks supportable if they are of a sandstone material.
- 2) Restudy the second-story railings.
- 3) Study sandstone for surrounds at the front door and chimney.

Action: Bernstein/Deisler, 5/0/0. Motion carried. (Woolery and Zink absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 54 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 015-151-025  
Application Number: MST2007-00635  
Owner: Juan Perez Jasso  
Designer: Daniel Melville

(Proposal to construct a 206 square foot first-story addition, a 456 square foot second-story addition, a new front entry, alterations to an existing 350 square foot detached carport with an attached storage area, and exterior alterations to include a new 165 square foot roof deck. The proposal includes abatement of as-built violations by removing interior cabinets, counters, sinks and other "as-built" construction. The existing 2,266 square foot single-family residence is located on a 10,087 square foot lot in the Hillside Design District. The proposed total of 2,928 square feet is 77% of the maximum FAR.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(Time: 8:31)

Present: Dan Melville, Designer.

Public comment opened at 8:46 p.m.

1. A letter from Anthony Pappa was read.
2. Martin Frost: spoke about parcel overdevelopment; noise level; privacy concerns.
3. Larry Williams: addressed noise level, potential decline of neighborhood; effects of proposed deck (submitted written comments and photographs).
4. Louis Ternullo: addressed privacy, subterranean pool water from project site to other properties.
5. Monica Williams: concerned with noise from windows, balconies and pool.

Public comment closed at 8:57 p.m.

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

- 1) Study the water control and retention basin.
- 2) Study a narrower driveway with planting on the sides and grass strip in middle.
- 3) The Board found the third story roof deck and stair tower are not supportable.
- 4) Unify the architectural style.
- 5) Reduce the amount of paving as much as possible and increase the amount of landscaping.
- 6) Staff to review the cantilevered deck for permits, for height above the sewer easement, and fault location.

Action: Diesler/Bernstein, 5/0/0. Motion carried. (Woolery and Zink absent.)

**I. The Full Board meeting adjourned at 9:21 p.m.**

**CONSENT CALENDAR (11:00)****FINAL REVIEW****A. 730 COOK AVE****R-2 Zone**

Assessor's Parcel Number: 043-243-018

Application Number: MST2007-00447

Owner: Joseph C. and Genevieve H. Franco Trustees

Architect: Larry Graves, Alliance Design Group

(Proposal to construct a new 2,053 square foot two-story single-family residence including attached 425 square foot two-car garage on a vacant 5,135 square foot lot. The proposed total of 2,053 square feet is 83% of the maximum guideline FAR.)

Final Approval with the following conditions: 1) Specify a low water-use species of turf. 2) Add a vine to the west side fence. 3) Verify if there is an existing tree at east corner, if so, move the proposed tree to the southwest so there is not a conflict. 4) It was suggested to add a tree or two at east and west elevations alongside house.

**NEW ITEM****B. 825 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-252-008

Application Number: MST2008-00041

Owner: Mark Bell

Architect: Kent Mixon

(Proposal for replacement of all existing doors and windows at first-floor, replace siding with board & batten at first-floor, and change exterior color. The existing 2,073 square foot single-family residence including 388 square foot garage is located on an 8,180 square foot lot in the Hillside Design District.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Final approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**NEW ITEM****C. 216 E JUNIPERO ST****E-1 Zone**

Assessor's Parcel Number: 025-132-002

Application Number: MST2008-00042

Owner: Chris Herthel and Jane Sorenson

Architect: Kent Mixon

(Proposal for 238 square feet of first-floor additions, a 163 square foot entry porch, interior remodeling, and permitting of an as-built deck and stairs. The existing 2,156 square foot one-story single-family residence including 393 square foot garage is located on a 7,806 square foot lot in the Mission Area Special Design District.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Continued two weeks. Restudy the front entry dormer and porch roof.

**NEW ITEM****D. 1742 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-026  
Application Number: MST2008-00044  
Owner: PEM Resources LP  
Contractor: Paul Egan

(Proposal to construct an 80 square foot deck at the front of the property, replace two windows with French doors, construct a 35 foot long by 5 foot high retaining wall and a 170 square foot patio with stairs at the rear of the property, relocate two electrical outlets and lower the existing water, electrical and telephone lines to the cottage behind the house. The proposal includes abatement of ENF2007-01229 for 36 cubic yards of "as-built" grading. The existing single-family residence, cottage, and garage total approximately 2,015 square feet on a 5,000 square foot lot in the Hillside Design District.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and return on Consent Calendar with the following comments: 1) provide light fixture details; 2) update elevation drawings; 3) show wall screening on elevation; 4) specify hedge above retaining wall; 5) show stone cap on drawings; 6) show existing and proposed paving.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items A and D, reviewed by Erin Carroll. Consent Calendar ended at 12:10 p.m.