

# SINGLE FAMILY DESIGN BOARD DRAFT MINUTES

Monday, September 14, 2009 David Gebhard Public Meeting Room: 630 Garden Street 4:00 P.M.

**BOARD MEMBERS:** WILLIAM MAHAN, CHAIR

PAUL ZINK, VICE-CHAIR BERNIE 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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street)  Photographs - 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.  Plans - three sets of folded plans are required at the time of submittal & each time plans are revised.  Vicinity Map and Project Tabulations - (Include on first drawing)  Site Plan - 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.  Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable.  Plans - floor, roof, etc.  Rough sketches 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.
PRELIMINARY REVIEW	Required	Same as above with the following additions:  Plans - floor, roof, etc.  Site Sections - showing the relationship of the proposed building & grading where applicable.  Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.  Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.  Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions:  Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.  Cut Sheets - exterior light fixtures and accessories where applicable.  Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.  Final Landscape Plans - landscape construction documents including planting & irrigation plan.  Consultant/Engineer Plans - 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 Single Family Design Board of Review (SFDB) 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 SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB 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 SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the
  approval unless a time extension has been granted. Final SFDB 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 SFDB 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/sfdb. Materials related to an item on this agenda submitted to the SFDB 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 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for 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 Thursday, September 10, 2009, at 4:00 p.m., the 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.
- 2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

# **SITE VISIT: (2:00 p.m.)**

The Board conducted a site visit to review post construction evaluation of approved Single Family Design Board projects at 627 Dolores Dr., 1418, 1420, 1422 Santa Rosa Ave., 1394 and 1600 Shoreline Dr., 2929 Serena Rd., 3035 Hermosa Rd., and 1943 Grand Ave. All Board members were present.

# CALL TO ORDER (4:00 p.m.)

The Full Board meeting was called to order at 4:09 p.m. by Chair Mahan.

## **ROLL CALL:**

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink

Members absent: None

Staff present: Boughman, Shafer

## **GENERAL BUSINESS:**

A. Public Comment: No public comment.

## B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of August 31, 2009,

as submitted.

Action: Mosel/Bernstein, 5/0/2. Motion carried. (Carroll and Zink abstained.)

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of September 8, 2009. The Consent Calendar was reviewed

by Glen Deisler with the exception of the landscaping for Items A and C, reviewed by

Erin Carroll.

Action: Bernstein/Carroll, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of September 14, 2009. The Consent Calendar was reviewed

by Glen Deisler with the exception of the landscaping reviewed by Denise Woolery.

Action: Woolery/Mosel, 7/0/0. Motion carried. (Zink abstained on Item B.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  - 1. Mr. Boughman announced that Consent Calendar Item B, 1394 Shoreline Drive, was referred to the Full Board and will be the last item heard.
  - 2. Mr. Boughman announced that a discussion item regarding the Neighborhood Preservation Ordinance will be scheduled on September 28. Chair Mahan suggested addressing the issue of enforcement of design review approvals.
  - Mr. Mahan announced that today's meeting began at 4:00 p.m. due to the post-construction site 3. visit.
- E. Subcommittee Reports - None.
- F. Possible Ordinance Violations - None.

# SFDB-CONCEPT REVIEW (CONT.)

1. 1131 DEL SOL AVE E-3/SD-3 Zone

**(4:15)** Assessor's Parcel Number: 045-063-015 Application Number: MST2009-00050

> Owner: Robin and Scotti Brooks Family Trust

Designer: Francisco Cobian Home Designs

(Proposal for 448 square foot new second story, 142 square foot first-floor addition, and attached 498 square foot two-car garage, and remodeling for an existing 1,023 square foot single family residence. The proposed total of 2,110 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

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

Actual time: 4:16

Present: Francisco Cobian, Designer; Misael Contreras, Designer.

Public comment was opened at 4:30 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Chair Mahan requested that Building Department personnel verify the address.

### **Motion:** Preliminary Approval of the project 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, continued indefinitely for in-progress review with the following comment and conditions:

- Size, bulk, and scale are acceptable, and architecture is compatible with neighborhood.
- 2) Provide color details for the garage door, stone, railing, fascia board, roofing material, and front door.
- Remove all notes for specifications stating "see owner." 3)
- 4) Reduce and center the second-story balcony.

- 5) Verify the feasibility of the rolling gates with Transportation Department.
- 6) Provide details of material for fence, driveway, sidewalk, and steps.
- 7) The plaster porch wall is to turn the corner and have an additional arch.
- 8) Show consistency of roof overhangs.
- 9) Coordinate the landscape and architectural plans.
- 10) Show irrigation zones and water compliance statement.
- 11) Provide tear sheet for the second-story railing.
- 12) Provide window details. Replace all windows with new and consistent style.

Action: Deisler/Carroll, 7/0/0. Motion carried.

The ten-day appeal period was announced.

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

# 2. 1819 SYCAMORE CANYON RD

A-1 Zone

(4:45) Assessor's Parcel Number: 021-141-036

Application Number: MST2008-00528

Owner: Department of Veterans Affairs of California

Engineer: Southern California Edison

Owner: Larry Self

(Proposal for slope remediation for a landslide below an existing transmission tower in the Southern California Edison right-of-way and adjacent private property. The project consists of excavating and backfilling approximately 25,000 cubic yards of soil and importing approximately 1,500 cubic yards of fill. The proposal includes preparation of a cement/soil mixture to reconstruct the failing slope, construction of concrete swales, drains, and other structures to dissipate energy and direct storm-water to the creek below. Existing oak trees on site will be protected.)

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

Actual time: 4:58

Present: John Kao, Engineer, Southern California Edison; Roger Slayman, Engineering Geologist

representing owners; Larry and Diane Self, Owners.

Mr. Boughman reported on the emergency CEQA exemption and Staff's Conditions of Approval, and requested that the Board make grading findings and Neighborhood Preservation Ordinance findings.

Public comment was opened at 5:06 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

# Motion: Preliminary Approval and continued one week to Consent Calendar with the following comment and conditions:

- 1) SBMC 22.69.050, A, NPO findings, and C, 1 and 2 Grading findings are met.
- 2) Provide a color board. The color of block walls and grout should blend into the hillside, all exposed concrete should be adobe color to blend into the hillside.
- 3) Study relocating or replacing the oak tree that is within the slide area rather than working around it. Replace lost trees at a 3:1 ratio of 5 gallon size.

- 4) The City's Transportation Engineer shall review truck route for importing fill.
- 5) Show two feet minimum compacted top soil.
- 6) Incorporate Staff's Conditions of Approval on the plans.

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

The ten-day appeal period was announced.

## **PRELIMINARY REVIEW**

3. 1633 OVERLOOK LN E-1 Zone

(5:15) Assessor's Parcel Number: 015-191-001 Application Number: MST2009-00092

Owner: Steve McHugh
Architect: Tom Meaney

(Revised proposal to convert an existing attached 564 square foot two-car garage to living space and construct a 430 square foot one-story addition at the rear and a 462 square foot two-car detached garage. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and a new pool in the front yard. Staff Hearing Officer approval of a Modification is requested to allow the open yard area to be located in the front yard. The proposed total of 3,715 square feet on the 25,236 square foot parcel is 78% of the maximum guideline floor to area ratio.)

# (Project requires compliance with Staff Hearing Officer Resolution No. 042-09.)

Actual time: 5:36

Present: Tom Meaney, Architect; Josh Monterey, Landscape Architect.

Public comment was opened at 5:45 p.m. As no one wished to speak, public comment was closed.

# Motion: Final Approval of the architecture, Preliminary Approval of landscape, and continued to Consent Calendar with the following comment and conditions:

- 1) The project provides neighborhood compatibility of bulk, mass, and scale; the project was reduced to one-story; provides quality materials; project is well designed.
- 2) Delineate the pedestrian entry path to front door.
- 3) Provide vines on the fence along the property line for privacy to neighbor.

Action: Deisler/Mosel, 7/0/0. Motion carried.

The ten-day appeal period was announced.

\*\*\* The Board recessed at 5:52 p.m. and reconvened at 6:16 p.m. \*\*\*

# **CONCEPT REVIEW – NEW ITEM**

4. 1010 ROBLE LN E-1 Zone

(6:05) Assessor's Parcel Number: 019-241-026

Application Number: MST2009-00396 Owner: Kevin C. Almeroth Architect: Dawn Sherry

(Proposal for alterations to decks, trellises, stairs, railings, and trash enclosure. The lot is currently developed with a three-story 2,304 square foot residence and 393 square foot attached garage on an 8,883 square foot lot in the Hillside Design District.)

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

Actual time: 6:16

Present: Dawn Sherry, Architect; and Kate Simpson, Associate.

Public comment was opened at 6:26 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

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

- 1) Reduce the amount of glass railing and simplify, consider a cable railing.
- 2) Retain and enhance the stone veneer.
- 3) Study a 6:12 stair pitch.
- 4) Study the deck and its relationship to the first-floor roof.
- 5) Verify feasibility of the spa location.
- 6) Incorporate more Craftsman style detailing.

Action: Woolery/Carroll, 7/0/0. Motion carried.

# **REVIEW AFTER FINAL**

# 5. 633 MIRAMONTE DR E-1 Zone

(**6:35**) Assessor's Parcel Number: 035-253-006

Application Number: MST2009-00070
Owner: Tim and Jennifer Hale

Applicant: Rod Pearson
Architect: Thomas Gocha

(Proposal to permit an as-built 493 square foot conversion to habitable space at the lower level, and a 246 square foot lower-level deck to abate violations in ENF2008-01361. Also proposed is replacement of all of the existing windows on the existing three-story house and an exterior stair to the backyard. The proposed total of 3,022 square feet on the 11,326 square foot lot in the Hillside Design District is 76% of the maximum floor to area ratio.)

## (Review after final to change from cable railings to glass railings at rear decks.)

Actual time: 6:44

Present: Rod Pearson, Applicant.

Public comment was opened at 6:51 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Denied the Review after Final to change to glass railings. The Board can not make

the findings to support the glass railings.

Action: Bernstein/Woolery, 7/0/0. Motion carried.

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

## 6. 1562 LA VISTA DEL OCEANO DR

E-1 Zone

(7:05) Assessor's Parcel Number: 035-180-078 Application Number: MST2009-00376

> Owner: Vikram and Sandy Verma Architect: Zehren and Associates

(Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two car garage. The proposal includes replacing all doors and windows, expanding main level deck by 484 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

# (Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Actual time: 7:02

Present: David Lane, Applicant; Sandy Verma, Owner.

Public comment was opened at 7:26 p.m.

A letter in opposition from Paula Westbury was acknowledged.

A letter in support from Ed and Darlene Tebo was acknowledged.

Gloria Buczek, neighbor, concerned about visual and noise impacts, drainage and erosion, and setback encroachment.

John Buczek, neighbor, concerned about noise and visual impacts; concerned about drainage.

Public comment was closed at 7:37 p.m.

## **Motion:** Continued to the Staff Hearing Officer with the following comments:

- 1) The modifications for the existing encroachment into the setback of the family room and east bathroom are supportable.
- 2) The existing elevated deck in the setback is not supportable.
- 3) The expansion of the deck above the garage is not supportable.
- 4) Redesign the second-story deck to be 15 feet from the property line.
- 5) The Juliet balcony is supportable.

E-3/SD-3 Zone

- 6) Study an open railing at the exterior stairs.
- 7) Study reducing the massing of the spa, wall, and curved stairs.
- 8) Provide landscaping for privacy of the neighbor.

Action: Deisler/Woolery, 7/0/0. Motion carried.

# FINAL REVIEW

7. 581 LAS ALTURAS E-1 Zone

(7:40) Assessor's Parcel Number: 019-281-007

Application Number: MST2009-00170
Owner: Bradley Vernon
Architect: Leonard Grant

Proposal to demolish an existing 2,040 square foot one-story, single-family residence, and 616 square foot garage, and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to lot area ratio.

# (Project requires compliance with Staff Hearing Officer Resolution No. 068-09.)

Actual time: 8:08

Present: Leonard Grant, Architect; Benny Herrera, Project Manager; Bradley Vernon,

Owner/Contractor.

Public comment was opened at 8:25 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board. Applicant to provide complete drawings,

details, and color and materials board.

Action: Deisler/Woolery, 7/0/0. Motion carried.

# **REVIEW AFTER FINAL** (Referred from Consent Calendar to the today's Full Board.)

#### B. 1394 SHORELINE DR

Assessor's Parcel Number: 045-193-021
Application Number: MST2007-00344
Owner: Kristiaan D`Haese

Architect: Paul Zink

(Proposal to construct a new two-story 2,980 square foot single-family residence and attached 500 square foot garage. The existing 1,109 square foot house and attached 400 square foot garage on the 9,781 square foot lot will be demolished. The project is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 3,480 square feet is 95% of the maximum floor to lot area ratio.)

(Review After Final to remove barbecue, add flood lights, remove gable vents, remove metal railing at deck wall, remove stone veneer north of fireplace, remove deck downspout, remove jacuzzi site wall, remove ribbon driveway, alter site wall at west corner, change to pavers at trailer parking.)

Actual time: 8:34

Present: Paul Zink, Architect; Kristiaan D'Haese, Owner.

Public comment was opened at 8:43 p.m. As no one wished to speak, public comment was closed.

#### Straw votes:

How many feel it is ok to change from the approved ribbon driveway to a non ribbon 6/0/0.

How many can support the site wall change: 4/2/0 (Diesler and Woolery opposed)

How many can support the stone as proposed? 5/1/0. (Woolery opposed.)

# Motion: Approval of the Review After Final and Continued to Consent Calendar with the following conditions:

- 1) Remove light fixtures and associated wiring on driveway side. Return to Consent Calendar with acceptable light fixtures, if desired.
- 2) The proposed site wall change at front corner of house is acceptable.
- 3) As proposed, the stone veneer is acceptable
- 4) The change to a non-ribbon driveway is acceptable. Straighten the driveway along the side of the house.
- 5) The deck railing change is acceptable.

Action: Woolery/Deisler, 6/0/0. Motion carried. (Zink stepped down.)

# **ADJOURNMENT**

The Full Board meeting was adjourned at 9:01 p.m.

## **CONSENT CALENDAR (11:00)**

## **NEW ITEM**

## A. 1325 W MOUNTAIN DR A-1 Zone

Assessor's Parcel Number: 021-050-027 Application Number: MST2009-00398

Owner: Grant Ray and Therese Ann Gibson

(Proposal to rebuild a house and carport destroyed in the Tea Fire. The project involves relocating a 2,130 square foot one-story single-family residence from 1297 W. Mountain Drive. The house will be moved in five sections and placed at the northern portion of the property. Also proposed is a 480 square foot detached two-car carport, 1,540 square feet of patios and decks, and 493 cubic yards of cut and 490 cubic yards of fill grading to be balanced on site. The proposed total of 2,610 square feet on the 1.82 acre lot in the Hillside Design District is 39% of the maximum guideline floor to lot area ratio.)

## (Approval of grading is requested.)

Preliminary Approval of the architecture and landscaping, and Final Approval of the grading 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 continued indefinitely to the Consent Calendar with the following conditions: 1) Provide Oak tree protection measures. 2) Show erosion control measures. 3) Return with details regarding colors, gates, and exterior lighting.

## **REVIEW AFTER FINAL**

# B. 1394 SHORELINE DR E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-021
Application Number: MST2007-00344
Owner: Kristiaan D`Haese

Architect: Paul Zink

(Proposal to construct a new two-story 2,980 square foot single-family residence and attached 500 square foot garage. The existing 1,109 square foot house and attached 400 square foot garage on the 9,781 square foot lot will be demolished. The project is located in the non-appealable jurisdiction of the coastal zone. The proposed total of 3,480 square feet is 95% of the maximum floor to lot area ratio.)

(Review After Final to remove barbecue, add flood lights, remove gable vents, remove metal railing at deck wall, remove stone veneer north of fireplace, remove deck downspout, remove jacuzzi site wall, remove ribbon driveway, alter site wall at west corner, change to pavers at trailer parking.)

Referred to the Full Board.

## **FINAL REVIEW**

## C. 803 RAMETTO LN A-2 Zone

Assessor's Parcel Number: 015-120-010
Application Number: MST2009-00355
Owner: Jane Barrett
Designer: Sophie Calvin

(Proposal for 350 square feet of additions to the first floor and a new 691 square foot second-story. The project includes a new deck, entry porch, and remodeling. The existing 1,837 square foot one-story single-family residence and attached 499 square foot two-car garage is located on a 40,678 square foot lot in the Hillside Design District. The proposed total of 3,832 square feet is 77% of the maximum guideline floor to lot area ratio.)

Final Approval of the project 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 with the following conditions: 1) Podocampus trees to be provided as shown on preliminary approved plans. 2) Replace feather grass with fountain grass.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.