



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

TUESDAY, January 18, 2011 David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
 DENISE WOOLERY, VICE- CHAIR - PRESENT
 BERNI BERNSTEIN – PRESENT @ 3:03 P.M.
 ERIN CARROLL - PRESENT
 BRIAN MILLER - PRESENT
 JIM ZIMMERMAN - PRESENT
 PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor – ABSENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. , Present
- 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 (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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our 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. That on Thursday, January 13, 2011, 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/sfdb.
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.

CALL TO ORDER.

The Full Board meeting was called to order at 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein (present @ 3:03) Carroll, Deisler, Miller, Woolery, Zimmerman, and Zink.
Members absent: None.
Staff present: Bedard and Goo.

GENERAL BUSINESS:**A. Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **January 3, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **January 3, 2011**, as submitted.
Action: Zink/Carroll, 6/0/0. Motion carried. (Bernstein absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **January 10, 2011**. The Consent Calendar was reviewed by **Paul Zink** and **Erin Carroll**.
Action: Zink/Zimmerman, 6/0/0. Motion carried. (Bernstein absent)
Motion: Ratify the Consent Calendar for **Tuesday, January 18, 2011**. The Consent Calendar was reviewed by **Paul Zink** and **Erin Carroll**.
Action: Woolery/Miller, 7/0/0. Motion carried.

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

Board member Zimmerman announced he would be stepping down from Item #4, 1607 Shoreline Drive.

E. Subcommittee Reports.

No subcommittee reports.

REVIEW AFTER FINAL**1. 1323 RIALTO LN****E-1 Zone**

Assessor's Parcel Number: 049-242-032
Application Number: MST2009-00195
Owner: Lala Domenico
Architect: David Van Hoy

(This project has been redesigned. The revised project proposes to demolish the existing 385 square foot workshop and construct a new 488 square foot enclosed pool cabana accessory structure with a half bath and exterior shower and attached pool deck and exterior kitchen/BBQ area located at the existing pool level. The cabana will be constructed above an approximate 500 square foot open patio area. A total of 20 cubic yards of grading is proposed. The parcel is currently developed with an existing one-story 1,842 square foot single-family residence with an attached 370 square foot two-car garage located on a 15,031 square foot lot in the Hillside Design District. The proposed total of 2,700 square feet is 62% of the maximum floor to lot area ratio guideline. The previously approved project received Staff Hearing Officer approval for a zoning modification to exceed 500 square feet of total accessory space, which included the workshop area.)

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

(3:04)

Present: David Van Hoy, Architect.

Public comment opened at 3:15 p.m.

Fred Carlin, adjacent neighbor (submitted letter/photos - opposition) spoke with concerns regarding soil stability and proper drainage for the constructed retaining wall and unpermitted landfill for proper preparation for storm water drainage.

Public comment closed at 3:20 p.m.

Motion: Approval of Review After Final with conditions:

- 1) The Board feels the revised project is neighborhood compatible and the quality of workmanship and materials are acceptable.
- 2) Applicant to provide a landscape plan which includes additional water-wise landscaping around the building foundation.
- 3) Provide color samples for the Design Review file.

Action: Woolery/Carroll, 6/0/1. Motion carried. (Bernstein abstained).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**2. 623 SURF VIEW DR****E-1 Zone**

Assessor's Parcel Number: 035-111-003
Application Number: MST2010-00252
Owner: Kadhim Mihssen
Agent: Herman Denunzio

(Proposal for a 458 square foot one-story addition and a 468 square foot two-story addition to an existing 1,301 square foot one-story single-family residence and 419 square foot detached two-car garage on a 10,000 square foot lot in the Hillside Design District. The proposal will result in a 2,646 square foot two-story single-family residence and is 71% of the maximum floor to lot area ratio.)

(Fourth Concept Review; Project Design Approval is requested.)

(3:41)

Present: Herman Denunzio, Agent.

Public comment opened at 3:52 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Carry forward previous Jan. 3, 2011 comments #1-7:
 - 1) The Board is generally supportive of the mass, bulk, and scale.
 - 2) Refine the drafting of the elevations to include final details of windows, materials, etc.
 - 3) Provide a roof plan of both the first and second floors, and clearly indicate the overhangs.
 - 4) Study and/or redesign the front bay window to be consistent with the roof design.
 - 5) Study the fascia board for consistency between the existing first-floor and the proposed second-floor.
 - 6) Provide an 8 ½ x 11 color board.
 - 7) A preliminary site landscape plan is encouraged.
- 2) Applicant is strongly encouraged to consult with a design professional to resolve the outstanding design issues and coordinate the plan drawings and details appropriately.
- 3) The Board members are encouraged to do a site visit to review the project site and neighborhood.

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

PROJECT DESIGN REVIEW**3. 163 LA JOLLA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-004
Application Number: MST2008-00515
Owner: Ramin Bral
Architect: Peter Becker

(Proposal for a 914 square foot first floor addition, demolition of the existing 411 square foot attached garage, a new 452 square foot attached garage, and complete remodeling for an existing 1,265 square foot one-story single-family residence. The project includes 268 square feet of covered porches at front and rear, relocating the driveway, and abating violations in ENF2007-00125 by permitting the as-built 6 foot wood fence. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. Planning Commission approval was granted on 11/18/10 (Resolution No. 017-10) for a Coastal Development Permit and a modification to allow alterations within the interior setback. The proposed total of 2,527 square feet is 56% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Planning Commission Resolution No. 017-10. Project Design Approval is requested.)

(4:07)

Present: Peter Becker and Christine Cunningham, Architect; and Phil Suding, Landscape Architect.

Public comment opened at 4:17 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design 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 continued indefinitely to Consent with the comments:

- 1) The Board appreciates the quality of the architecture, the consistency of design, and the tree replacement with two new trees.
- 2) Applicant to provide a color board for the architecture and details.
- 3) Show compliance with Tier 3 Storm Water Management Program (SWMP) requirements.
- 4) Provide a reduction of turf or other solution, in the rear yard and along the bluff edge to reduce irrigation needs.
- 5) Provide a cut sheet for the proposed lighting, garage door, and main roof, window and railing details, etc.

Action: Carroll/Miller, 6/1/0. Motion carried. (Bernstein opposed).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 1607 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: James Zimmerman

(Revised project. Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 279 square feet of existing floor area and two existing decks totaling 431 square feet, and construction of a new 344 square foot first floor addition, an 886 square foot second floor addition, two new second story decks totaling 405 square feet, and a new 700 square foot roof deck. Also proposed is to remodel 2,455 square feet of interior floor area, an exterior stairwell, rooftop fireplace and pergola, approval of an as-built brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line to not exceed 42 inches in height. The proposed total of 3,985 square feet, on a 20,066 square foot lot, is 85% of the maximum guideline floor to lot area ratio. Planning Commission approval is requested for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

(4:40)

Present: Jim Zimmerman, Architect.

Public comment opened at 4:52 p.m.

Grace Dodson (opposition) spoke with concerns regarding the stairwell which causes interferes with natural light to adjacent property, and concerns on the landscaping for the bluff site.

Public comment closed at 4:55 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Study simplifying the complexity of the architecture, to include the following:
 - a) Study reducing the scale of the ocean-facing doors and trellis.
 - b) Study eliminating the spiral staircase connection between the roof deck and lower deck.
 - c) The applicant is encouraged to continue to scale down or reduce the square footage of the roof deck to less than 700 square feet.
- 2) Applicant is encouraged to consult with a civil engineer or landscape architect to show compliance with Tier 3 Storm Water Management Program (SWMP) requirements and Best Management Practices (BMP).

Action: Woolery/Miller, 6/0/0. Motion carried. (Zimmerman stepped down).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1229 CALLE CERRITO ALTO****A-1 Zone**

Assessor's Parcel Number: 041-120-033
Application Number: MST2011-00004
Owner: Diana Thomason
Architect: Rex Ruskauff

(Proposal to construct a 1,522 square foot addition and remodel to an existing two-story 2,758 square foot single-family residence, with an attached two-car carport. The proposal includes replacing portions of the building damaged by fire, permitting approximately 450 square feet of "as-built" additions, conversion of an existing crawl space to habitable space, and a new 432 square foot second level deck. The project requires Staff Hearing Officer review for two requested zoning modifications for alterations within the front and interior yard setbacks. The proposed total of 4,280 square feet, on a 1.06 acre lot in the Hillside Design District, is 86% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested modifications for alterations within the required front and interior setbacks.)

(5:13)

Present: Rex Ruskauff, Architect.

Public comment opened at 5:21 p.m.

Thomas Crandell spoke with concerns regarding demolition of the secondary structure of the proposed project.

An email expressing concerns from Rosalinde Konrad was acknowledged and will be forwarded to the Staff Hearing Officer for her zoning related concerns.

Public comment closed at 5:23 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Consent with comments:

- 1) The Board appreciates the applicant's efforts to resolve complicated issues, including enforcements issues, and finds the quality of the architecture and the consistency of design and appearance acceptable.
- 2) The Board finds that there are no adverse aesthetic impacts to the requested zoning modifications.

Action: Miller/Zimmerman, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1717 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-028
Application Number: MST2011-00005
Owner: Richard and Jill Campbell
Designer: Don Swann

(Proposal to construct a 464 square foot ground floor addition and 335 square foot second-story addition to an existing 2,591 square foot, two-story single-family residence with an attached 466 square foot, two-car garage. The proposal includes the construction of two covered porches totaling 242 square feet and the removal of two existing palm trees. The proposed total of 3,390 square feet, on a 22,216 square foot lot in the Hillside Design District, is 72% of the maximum floor to lot area ratio guideline.)

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

(5:35)

Present: Don Swann, Designer; and Richard Campbell, Owner.

Public comment opened at 5:42 p.m.

Janet Vining Mitchell (submitted opposition letter) spoke of various landscaping concerns.

Public comment closed at 5:46 p.m.

Motion: Project Design 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 continued indefinitely to Consent with the comments:

- 1) The Board finds the project design is compatible with the existing condition.
- 2) The mass, bulk and scale enhances the structure and is compatible with the neighborhood in its use of materials.
- 3) Provide a landscaping plan and show compliance with Storm Water Management Program (SWMP).

Action: Miller/Carroll, 6/0/0. Motion carried. (Deisler stepped down).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 23 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-020
 Application Number: MST2011-00007
 Owner: Chris Andrew Pelonis
 Designer: Goodman Design Studio

(Proposal to construct a new 2,299 square foot, two-story single-family residence and an attached 400 square foot two-car garage on a 9,583 square foot vacant lot in the Hillside Design District. The proposal includes a 1,055 square feet total of loggias, covered and uncovered decks, and a roof terrace. The proposed total of 2,699 square feet is 76% of the maximum floor-to-lot area ratio. The parcel is located within the non-appealable jurisdiction of the Coastal Zone and requires review of a coastal exclusion.)

(Comments only; project requires Environmental Assessment and review of a Coastal Exclusion Application.)

(5:52)

Present: Craig Goodman, Designer; and Chris Pelonis, Owner.

Public comment opened at 6:12 p.m.

Andy Seybold, Agent (speaking on behalf of MaryAnne Gibson - opposition) spoke with concerns regarding the design of the project, landscaping, and privacy concerns of project's proximity to adjacent property.

Deborah Gibson (opposition) spoke of various fence and related landscape concerns.

Public comment closed at 6:15 p.m.

Straw Vote: How many on the Board feel that the mass, bulk and scale of the design is acceptable? 5/2 (passed, Bernstein/Carroll opposed).

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the excellent design presentation.
- 2) Review the recommended 15-foot setback guideline for second-story decks (for the deck above the garage) in the Single Family Residential Guidelines.
- 3) Study the second-story roof over the corner of the garage and soften the corner to a one-story element.
- 4) Consider alternate designs for the turret.
- 5) Study the front entry and second story deck, and study opportunities to open the windows to the entry court.
- 6) Study the 8/12 roof pitch and ways to simplify the ornamentation.
- 7) Reduce the amount of hardscape in the front motor court.
- 8) Provide additional opportunities for planting.
- 9) Return with a conceptual landscape plan and show compliance with the Storm Water Management Program (SWMP).
- 10) Study ways to lower the perimeter wall as 8 feet in height appears excessive.

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

**** MEETING ADJOURNED AT 6:52 P.M. ****

CONSENT CALENDAR:**REFERRED BY FULL BOARD****A. 3020 SERENA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-172-010
Application Number: MST2010-00235
Owner: David Mendro and Patrice Surmier
Architect: Neumann Mendro Andrulaitis Architect

(Proposal for a new 766 square foot second-story addition and a 359 square foot first floor addition to an existing 1,370 square foot one-story single-family residence. The existing 468 square foot attached two-car garage will be demolished and replaced with an attached 456 square foot two-car garage. The proposed total of 2,951 square feet on the 10,948 square foot lot is 77% of the maximum floor to lot area ratio.)

(Final Approval is requested.)

Final Approval as submitted.

The ten-day appeal period was announced.

NEW ITEM**B. 1045 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-045
Application Number: MST2011-00012
Owner: Navid Eskandari
Architect: Michael Stroh

(Proposal for an 81 square foot entry addition, and exterior alterations including replacement of doors and windows, a new covered entry patio, and a new trellis structure off the master suite, to an existing one-story, 2,879 square foot, single-family residence with an attached 502 square foot two-car garage. The proposed 3,462 square foot total, located on a 1.39 acre parcel in the Hillside Design District, is 67% of the maximum floor to lot area ratio guideline.)

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

Project Design Approval and Final 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 with conditions:

- 1) The Board appreciates the new wood trim detail around the windows for added character.
- 2) The applicant is encouraged to look for opportunities the wood siding details and the cement cladding to the rear of the house to be consistent to the improvements on the front of the house.
- 3) Show compliance with Tier 2 Storm Water Management Program (SWMP).
- 4) Provide the exterior lighting cut sheets on the plans.

The ten-day appeal period was announced.

NEW ITEM**C. 185 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-051-020
Application Number: MST2011-00017
Owner: Erich Fock
Applicant: Jack Snyder

(Proposal to permit an "as-built" 100 square foot storage shed and a proposed 10 kilowatt, above grade, photovoltaic solar system located on an existing 14,752 square foot, single-family residential lot. The shed will be located beneath the proposed new solar structure system. The proposed solar system includes three elevated solar panel structures, including the existing 10'x30' (5-kilowatt) solar panel structure and the proposed 20'x10 and 10'x16' structures.)

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

Continued indefinitely to Consent with comments:

- 1) The Board is unable to approve the plans as submitted as the proposal is not consistent with the Solar Design Guidelines for ground-mounted panels.
- 2) The height of the proposed panels is not acceptable as it is guided by the height of the bougainvillea; as the bougainvillea is temporary in nature and can be altered in height or can be removed.
- 3) The applicant is encouraged to revise the application and reduce the total height of all solar panel structures to comply with the Solar Design Guidelines for ground-mounted solar.
- 4) Per the Solar Design Guidelines, it is suggested that the large ground-mounted arrays are to be broken into rows or sections to reduce the overall size and visual appearance.
- 5) Indicate all existing landscaping (shrubs, trees, etc.) including location, heights, and quantities.
- 6) The applicant is encouraged to add low-lying native landscaping around the perimeter of the solar panels per the Solar Design Guidelines.
- 7) If plans are revised as suggested, review may remain at the Consent level.
- 8) If the applicant wishes to pursue the project as original proposed, the project will be reviewed by the Full Board.

Items on Consent Calendar were reviewed by **Paul Zink** and **Erin Carroll**.