



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 02, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:05 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present (arrived at 3:54 p.m.)
 CHRISTOPHER MANSON-HING, Vice-Chair, Present (left at 6:09)
 CLAY AURELL, Absent
 JIM BLAKELEY, Present
 GARY MOSEL, Absent
 RANDY MUDGE, Absent
 DAWN SHERRY, Present
 PAUL ZINK, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 TONY BOUGHMAN, Planning Technician, Present
 MICHELLE BEDARD, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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 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 noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

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 June 28, 2007 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.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review 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.)

B. Approval of Minutes:

1. Approval of the minutes of June 25, 2007:

Public comment: Tony Fisher, Representing St Francis Friends and Neighbors: motion for Item #3, 601 E. Micheltorena, June 25, 2007 was continued indefinitely, not given Preliminary Approval.

Approval of the minutes tabled until after the scheduled recess for clarification of the motion for Item #3, 601 E. Micheltorena.

(6:08)

Staff clarified that a list of comments was made but no motion was explicitly stated for Item #3, 601 E. Micheltorena. It was agreed that the implied motion was: Continued indefinitely to Full Board.

Motion: To approve the minutes of the minutes of the Architectural Board of Review meeting June 25, 2007 as amended:

Action: Zink/Blakeley, 3/0/2. Motion carried. (Manson-Hing, Wienke abstained.)

2. Request to amend the minutes of the Architectural Board of Review meeting of April 9, 2007, Item #1, 900 Calle De Los Amigos.

Motion: To continue the review of the minutes for this item to July 9, 2007.

Action: Sherry/Zink: 4/0/0. (Aurell, Mosel, Mudge, Wienke absent.)

C. Consent Calendar:

Motion: To ratify the Consent Calendar. The Consent Calendar was reviewed by Dawn Sherry.

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

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

Mr. Boughman made the following announcements:

- a) Board members Aurell and Mosel will be absent.
- b) The Board will recess at 5:20 p.m., before item 5.
- c) Requested confirmation of attendance at the July 16th ABR/SFDB Joint Orientation meeting from 11:00 a.m. to 12:00 p.m. Board members Blakeley, Manson-Hing, Zink, Sherry, and Wienke confirmed their attendance at the joint meeting.

E. Subcommittee Reports.

Board member Manson-Hing reported that he attended the Airport Subcommittee meeting on Wednesday for a review of the interiors. The subcommittee is in favor of the interiors. The next step will be a courtesy review by the ABR on Tuesday, July 24, 2007.

Board member Blakeley reported that the Arts Commission would like to view a presentation of the proposed Airport interior and exterior.

F. Possible Ordinance Violations.

Board member Manson-Hing reported that during Consent Calender he reviewed a cell phone application for 740 Dolores Drive. Mr. Hing cautioned staff and Board members to carefully review detail drawings as they might not match the elevation drawings.

CONCEPT REVIEW - CONTINUED ITEM**1. 730 MIRAMONTE DR**

A-1/E-1 Zone

(3:20) Assessor's Parcel Number: 035-050-060
Application Number: MST2006-00234
Owner: Driscoll-Roche Katherine
Architect: Vadim Hsu

(Proposal for approval of "as-built" work for KEYT consisting of two antennas, a fence, and exterior lighting. The proposal also includes the removal two antennas and a concrete ramp, and the relocating of one antenna and two air conditioning units. The antenna facility is located on the 97,574 square foot parcel and the project requires a Substantial Conformance Determination at Planning Commission.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A SUBSTANTIAL CONFORMANCE DETERMINATION AT PLANNING COMMISSION.)

(3:42)

Present: Vadim Hsu, Architect.

Public comment opened at 4:00 p.m.

Lois Franks: concerned with lack of landscape maintenance and screening.

Public comment closed at 4:03 p.m.

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:

- 1) Landscaping, especially at the property edge, shall be installed and maintained so as to hide/screen the antennas from neighboring views.
- 2) The Board appreciates that the satellite dishes were moved out of the setback area.
- 3) The Board appreciates the exterior lighting and timers as shown on the plans.
- 4) The applicant is to work with the adjacent neighbors on screening and landscaping to hide the building and its antennas as much as possible.
- 5) Screening material on the roof will be heavy gauged which does not require painting and maintenance, which is not bright in appearance such as bonderized metal, copper, or zinc.
- 6) The Board was concerned with the apparent lack of master planning for the improvements that have occurred on the site, especially in the area directly abutting the residentially zoned properties; however, the Board now appreciates the action the applicant is taking to alleviate the situation and to bring the site more into compliance.

- 7) Provide a landscape plan which includes landscaping at the parking lot edges to screen cars and their lights from the neighbors.
- 8) Coordinate with Verizon Company about painting the equipment enclosure a darker color.

Action: Wienke/Zink, 5/0/0. Motion carried. (Aurell, Mosel, Mudge absent.) (Manson-Hing served as Acting Chair for this item.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 190 CEDAR LN

E-1 Zone

Assessor's Parcel Number: 015-010-031
 Application Number: MST2007-00252
 Owner: Johann Jung & Norma Revocable Trust
 Architect: AB Design Studio

(Proposal to construct a 574 square foot one-story addition to an existing 1,216 square foot single-family residence. The proposal plans to reduce the existing detached two-car garage from 810 to 593 square feet. The residence is located on a 9,671 square foot parcel in the Hillside Design District. The proposed project will result in a 0.22 floor-to-lot-area ratio.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(4:22)

Present: Kelly Kish, AB Design Studio.

Staff reviewed the SFDB checklist and suggested the Board consider the amount of paving and permeable surfaces.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Single Family Design Board with the following comments:

- 1) Study the roof overhang at the east setback line so it does not encroach into the required interior yard setback more than permitted by the Zoning Ordinance.
- 2) Look for ways to enhance the front entry way.
- 3) Study ways of enhancing with landscaping at the left side of the driveway approach, between the driveway and the neighboring parcel.

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

CONCEPT REVIEW - NEW ITEM**3. 103 S CALLE CESAR CHAVEZ**

OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-020

Application Number: MST2004-00791

Owner: American Tradition

(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A CONDITIONAL USE PERMIT AND A COASTAL DEVELOPMENT PERMIT.)

(4:36)

Present: Henry Lenny, Architect; Philip Suding, Landscape Architect.

Public comment opened at 4:41 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to the Full Board with the following comments:

- 1) Applicant to return with revisions to the driveway approach, gate, and driveway width.
- 2) Annotate exactly the locations of all lighting standards, and return with a cut sheet of proposed lighting.
- 3) The kiosk is acceptable as shown on the plans.
- 4) The Board supports the idea of the wetland restoration with continued planting on the south side of the property.
- 5) On the landscape plan, show vines growing on the trellis.
- 6) The Board is concerned about the black chain link fence with vines. Return with a better solution that helps blocks the view into the valet parking lot as there are no trees at that location.
- 7) The Board appreciates the parking lot being set back from the sidewalk allowing for more landscaping.

Action: Manson-Hing/Zink, 5/0/0. Motion carried. (Aurell, Mosel, Mudge absent.)

PRELIMINARY REVIEW**4. 3890 LA CUMBRE PLAZA LN**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-016
Application Number: MST2007-00228
Owner: Edwin E. Kayser Trustee
Applicant: Michael Holliday
Architect: Michael Holliday

(Proposal for complete exterior renovation of an existing 11,950 square foot commercial building on a 13,320 square foot site. The parking will be slightly reconfigured to accommodate a new more functional layout but parking count will remain the same. A new front and rear entry are proposed as well as a renovated exterior patio areas and a new trash dumpster enclosure.)

(Second Concept Review.)

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

(4:54)

Present: Michael Holiday, Architect; Lane Goodkind, Landscape Architect.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued indefinitely to the Full Board with the following comments:

- 1) Landscaping to return on Consent Calendar in one week.
- 2) Study the gutter and scupper detailing to be compatible with the exterior building appearance which is more contemporary in building style.
- 3) Applicant to work with owners of the adjacent building to the east to paint the exposed west wall and parapet wall of their building. Clarify the existing condition in the northern end of the Vons building with the adjacent building before returning to the Full Board.
- 4) The Board is still concerned with the outdoor eating area with regards to creating a contained, safe, and quiet eating space. The Board likes idea having dense, vertical landscaping as proposed, as long as it's not too "prickly or spiky" adjacent to the seating area. Provide a section drawing of this landscaping. The Board is pleased with the rest of the landscaping.

Action: Manson-Hing/Blakeley, 5/0/0. Motion carried. (Aurell, Mosel, Mudge absent.)

***** THE BOARD RECESSED FROM 5:54 P.M. UNTIL 6:08 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**5. 1298 LAS POSITAS RD**

A-1 Zone

Assessor's Parcel Number: 047-010-034
 Application Number: MST2006-00509
 Owner: City of Santa Barbara
 Applicant: Elings Park Foundation
 Agent: Suzanne Elledge Permit and Plan Service
 Landscape Architect: George Girvin Associates, Incorporated

(Revised proposal for Elings Park improvements to include Elings Park South. Additional improvements at the southern portion of the property accessed from Cliff Drive include a BMX track with exterior lighting, park office building, a new parking lot, a disc golf course, picnic areas, and 11,650 total cubic yards of cut and fill grading. The project requires Planning Commission approval of a Development Plan and recommendations to City Council for rezoning and a General Plan Amendment.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A DEVELOPMENT PLAN AND RECOMMENDATIONS TO CITY COUNCIL FOR REZONING AND GENERAL PLAN AMENDMENT.)

(6:09)

Present: Steen Hudson, Executive Director, Elings Park; George Girvin, Landscape Architect, Girvin Associates; Bruce Giffin, Elings Park Board Member; John Maloney, Electrical Engineer; Allen Zimmer, Architect.

Public comment opened at 6:36 p.m. The following people spoke:

Theo Kracke: opposed to the BMX track, lighting, amplified commentary; in support of passive recreational uses.

Marlene King: opposed to the BMX track, lights, and loss of wilderness.

Chair Wienke read Gloris Barber's comments: concerns with traffic, safety, rezoning for the future.

Terry Aggeler: concerned with parties, transients, amplification.

Barry Anderson: loss of privacy; keep BMX track in current location; dog fountains difficult to use; submitted petition with signatures of 61 residents opposed to proposed development of the southern portion of Elings Park.

Geoffrey Barber: debris from events; lack of care for environment; traffic due to public street closure.

John Wittmer: impact from increased parking and traffic; increased noise; present location is safe.

Ron Lincoln: noise; light pollution; Cliff Dr. safety issues; potential methane gas from cut and grading.

Tony Mancuso, BRHA: traffic, grading, and congestion issues.

Cindy Green: in support of the project for youth recreation; adequate office for staff; real restrooms.

Dorothy Littlejohn: in support of project; recreational opportunities needed for adults and children.

Robert Flowers: in support; recreation for youth; traffic comments will be addressed.

Jonathan Gwiazda: in support of disc golf at the location.

Dale Bowers, Santa Barbara BMX: clarified lighting and amplification issues.

Henry J. Sarria: in favor; youth activities needed; opposed to "not in my backyard" attitude.

Lauren Temken: in favor, the project is a benefit to all; the park is for all to enjoy.

Michael Fauver, President, Elings Park Foundation: in favor, project received input from community; project will provide park funds; recreational opportunities for youth.

Jarrett Kolich: in favor; BMX will be a 2008 Olympic sport in Beijing, China.

Public comment closed at 7:09 p.m.

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:

- 1) The site plan and overall development are well conceived. The Board continues to believe the project as designed offers a benefit to the community.
- 2) On the architectural style and articulation of the Community Center: some suggestions: a. The Board is still concerned with some of the intersecting roof lines at the east end of the building. b. Continue to articulate the tower space making it more simple and vernacular in form. Suggestions are to batter some of the walls, and add pilasters or other elements that could add help mitigate its scale and articulate it in that vernacular form. c. Study adding natural light into the high volume space of the Community Activity Center; at ends of the gable ends with larger windows, light monitors on the roof, or other elements that could bring natural light into the center of the building.
- 3) The stacked walls abutting the hillside at the back of the community center should be redrawn and shown as battered, not vertical.
- 4) The Board appreciates that the Park Service buildings are continuing to appear more rustic. The Board suggests continuing to use the wood truss forms at the end of the east elevation as shown on page 3.1.
- 5) The Board finds the design style of the proposed entry kiosk to be well handled, detailed, charming, and can be an iconic image generator for the entire project.
- 6) The Board is satisfied with the 3 to 4 Allan Block walls at the north end of the playing fields, and how they are creating a more random shape to the landscaping.
- 7) Many Board members are concerned with the amount of surface runoff associated with the project. Study ways of directing or naturalizing water flow, rather than strictly using pipes. The Board understands that because much of the site is situated over landfill, permeability in this area is not desirable.
- 8) The Board finds the proposed cut-off light fixtures to be an appropriate and better lighting solution for the project, especially at the BMX area as shown on the south end of the site.
- 9) Some Board members are concerned that because of its proximity to the sports arena and the proposed new stairway into Elings Park, the tennis court parking area could become overfilled.
- 10) The Board is happy that the proposed dog fountains are being redesigned to be more dog-user friendly.
- 11) Overall the Board is pleased with the additional site planning at south end of the site. Some Board members are still concerned about the BMX portion of the park. Most Board members are concerned about the parking entry, off loading, and finish line design of the BMX track. Applicant to reconsider other designs that may benefit from juxtaposition of those elements.
- 12) Overall the Board is happy with the location of the proposed elements of Phase 3, including the fact that they are tucked into hillside, the additional trees, the disc golf course location, the parking as shown, the small south office, and the restroom facilities. The proximity of the disc golf course is potentially a nice buffer between

the park and the community to the East. Some Board members are still concerned that amount and arrangement of parking might be slightly insufficient even with the overflow parking as shown on the plans.

- 13) The Board is concerned with the entry off of Cliff Drive. The Board understands that there is some ability to mitigate, by adding and removing lanes, and looks forward to a solution for a potentially dangerous area. The Board looks forward to the Planning Commission's study and decision on these issues.
- 14) Most Board members are concerned with the 90 degree parking on Harwin Parkway and look forward to other studies. The Board finds that this a potentially cumbersome and difficult location for 90 degree parking backing out in an area with faster moving traffic.
- 15) As part of City's solar energy program, the applicant shall look for various locations to install photovoltaic panels which can be implemented in the current proposal or in the future.

Action: Manson-Hing/Sherry, 4/0/1. Motion carried. (Blakeley abstained. Aurell, Mosel, Mudge, absent.)

PRELIMINARY REVIEW

6. 2028 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 025-292-028
 Application Number: MST2004-00790
 Owner: John Thomas Chamberlain
 Architect: Mark Wienke
 Owner: Miguel Bermudez

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

(8:23)

Present: Mark Wienke, Architect.

Public comment opened at 8:37 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued indefinitely to the Full Board with the following conditions:

- 1) Applicant to study the placement of the tree closest to entry of first unit.
- 2) Study having a railing between the posts of the front porch and landscaping in front of Unit One as it faces the street, or other means of adding privacy to the front bedroom.
- 3) Study the possibility of having high windows under the covered patio area of Unit One.

Action: Sherry/Blakeley, 4/0/0. Motion carried. (Wienke stepped down. Aurell, Mosel, Mudge, absent.)

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028
Application Number: MST1999-00916
Owner: Planned Parenthood
Architect: Peter Ehlen
Applicant: Joe Steller

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of a new 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN 031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second-story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

(Review After Final for addition of gates at two entrances.)

Postponed indefinitely. The project requires Planning Commission substantial conformance before ABR.

NEW ITEM**B. 1115 SENDA VERDE**

E-3 Zone

Assessor's Parcel Number: 049-040-054
Application Number: MST2007-00321
Owner: American Baptist Homes of the West
Architect: Studio 1030 Architects

(Proposed 170 square foot one-story addition and 40 square foot remodel to an existing two-bedroom unit at Valle Verde Retirement Community.)

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

Final Approval as submitted.

NEW ITEM**C. 1107 SENDA VERDE D** E-3 Zone

Assessor's Parcel Number: 049-040-054
 Application Number: MST2007-00320
 Owner: American Baptist Homes of the West
 Architect: Studio 1030 Architects

(Proposal for an 85 square foot one-story residential addition and interior changes to an existing two-bedroom unit in Valle Verde Retirement Community.)

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

Final Approval as submitted.

FINAL REVIEW**D. 2017 GARDEN ST** E-1 Zone

Assessor's Parcel Number: 025-323-007
 Application Number: MST2006-00463
 Owner: Richard and Maxwell Sanders
 Applicant: Brett Ettinger
 Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and additions to an existing 1,809 square foot single-story residence and attached 447 square foot attached two-car garage. The project will result in a 3,025 square foot two-story residence with attached 551 square foot two-car garage, a 458 square foot detached accessory structure, and a swimming pool and spa on the 15,684 square foot lot in the Mission Area Special Design District. Modifications are requested for additions to encroach into the interior-yard setbacks.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 039-07.)

Final Approval as submitted.

CONTINUED ITEM**E. 15 E PEDREGOSA STREET** R-3 Zone

Assessor's Parcel Number: 025-372-010
 Application Number: MST2006-00434
 Owner: Michael B. Szymanski

(Proposal for a 682 square foot addition to the second-floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

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

Preliminary Approval with the following condition: Applicant to study the spacing of proposed corbels supporting the new upper-level cantilevered room and cantilevered balcony.

NEW ITEM**F. 510 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-090-020
Application Number: MST2007-00302
Applicant: Michael Paveloff
Architect: Lenvik and Minor
Owner: Michael Paveloff

(Proposal to reinstate expired ABR approval to demolish a 324 square foot one-car garage and convert a 976 square foot single-family residence to a commercial office. Proposal also includes the construction of four new uncovered parking spaces and changes to the existing driveway landscaping. Waivers for perimeter landscape planting requirements are requested. Modifications are requested to 1) change the existing building's use and 2) encroach into the interior-yard setback.)

Final Approval as submitted.

NEW ITEM**G. 410 S SALINAS ST**

C-P Zone

Assessor's Parcel Number: 017-341-010
Application Number: MST2007-00315
Owner: Gallina Family Trust 2/27/02
Applicant: Benton Signs
Business Name: Mi Fiesta Deli

(Proposal for an awning for the front of a commercial building, approximately 35' by 5'.)

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

Final Approval as submitted.

NEW ITEM**H. 3853 CINCO AMIGOS**

R-2 Zone

Assessor's Parcel Number: 049-380-004
Application Number: MST2007-00316
Owner: Dunn Stephen
Applicant: Michelle McToldridge

(Proposal to enclose 70 square feet of existing second-story balcony to habitable space. This project is part of a fourplex unit in a condominium development.)

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

Final Approval as noted.