



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW SPECIAL MEETING MINUTES

Tuesday, Monday, January 6, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:01 P.M.**
BOARD MEMBERS:

- CHRISTOPHER MANSON-HING, Chair - PRESENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- JIM BLAKELEY - PRESENT UNTIL 7:42 P.M.
- CAROL GROSS – PRESENT UNTIL 7:42 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor - PRESENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, 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	<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 folded plans 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.
- 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.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final 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 ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. 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 Wednesday, December 31, 2008 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/abr.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:01 p.m.

ROLL CALL:

Members present: Manson-Hing, Sherry, Mosel, Zink, Gross, Blakely, Aurell, Rivera, and Gilliland.
Members absent: None.
Staff present: Jaime Limón, Bedard and Goo.

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

Ms. Michael Self, Santa Barbara Safe Streets, commented on concerns regarding the Board's consideration and subsequent rejection of proposals for the City to reconfigure the State St. and De La Vina St intersection. Concerns specifically regarding adverse impacts to pedestrian safety and landscaping at the "historic intersection." She also submitted an opposition letter to the Board.

B. Election of Officers for 2009.

Nominations for Chair:

Member Manson-Hing was nominated for Chair by Member Mosel and seconded by Member Sherry.

Vote: 8/0/1. (Manson-Hing abstained).

Member Manson-Hing was unanimously elected Chair.

Nominations for Vice Chair:

Member Aurell was nominated for Vice-Chair by Member Gross.

Member Sherry was nominated for Vice-Chair by Member Manson-Hing.

A written ballot poll was taken; by majority vote, Member Sherry was elected Vice-Chair.

Sign Committee Liaison: (Background history given by Mr. Limón)

Member Sherry was unanimously elected as Sign Committee Liaison.

ABR Consent Calendar Review assignments (on an alternate rotation schedule):

Members Aurell and Mosel were unanimously elected for Consent Calendar Review, alternate every three months, with Member Aurell to begin in January and Member Mosel to begin in April. Members Gross and Gilliland as Landscape Architects to also eventually alternate attendance.

C. Approval of Minutes:

Mr. Jeff Gorrell commented on previous minute Item #7, 1298 Coast Village Road, comment #7: "The west elevation shall have more design than is currently proposed" to be amended as: "The west elevation facing the parking lot shall have more *design articulation* than is currently proposed."; and also on comment #10: "Continue to study the interior courtyard for more charm-giving elements", although Member Aurell did not want to change

the previous comment and gave clarified direction to the applicant. Comment #11 was also clarified by the Board.

Motion: Approval of the minutes of the Architectural Board of Review meeting of December 15, 2008, as amended.

Action: Zink/Aurell, 7/0/0. Motion carried. (Rivera/Gilliland abstained).

D. Consent Calendar:

Motion: Ratify the Consent Calendar of December 22, 2008. The Consent Calendar was reviewed by **Dawn Sherry**. Staff Present: Michelle Bedard, Planning Technician II.

Action: Manson-Hing/Sherry, 7/0/2. Motion carried. (Rivera/Gilliland abstained).

Motion: Ratify the Consent Calendar of December 29, 2008. Items on Consent Calendar were reviewed by **Mark Wienke**, with the exception of landscaping for items B, C, D, and E reviewed by **Carol Gross**. Staff present: Tony Boughman, Planning Technician II.

Action: Manson-Hing/Sherry, 7/0/2. Motion carried. (Rivera/Gilliland abstained).

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

None.

F. Subcommittee Reports.

None.

G. Possible Ordinance Violations.

Member Manson-Hing reported a violation of highly exposed rooftop equipment on the corner of Montecito and Castillo Streets. The primary concern is that this location is a prominent entrance to the city.

Member Zink requested an update from staff on the enforcement violations at Pat Scott Masonry. Mr. Limón stated that the enforcement case is being enforced.

CONCEPT REVIEW - NEW ITEM

1. **0-300 W CABRILLO BLVD.**

HC/P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-018

Application Number: MST2006-00122

Owner: City of Santa Barbara

Applicant: Jeannette Candau, Redevelopment Specialist

Architect: Conceptual Motion

Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, modifications to seawalls, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The Sign Program and Flag Program are subject to review by the Sign Committee. Project concurrently reviewed by the Historic Landmarks Commission and received Preliminary Approval on 11/12/08.)

(Referred from Consent. Preliminary Approval is requested.)

(3:33)

Present: Edward de Vicente, Architect; and Jeannette Candau, Redevelopment Specialist for the City of Santa Barbara.

Public comment opened at 3:46 p.m.

Steve Hyslop, support: commented he would like to keep the project moving forward.

Greg Gorga, support: commented that all traffic considerations were considered and that he too would like to see the project continue to move forward.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 3:51 p.m.

Straw vote: How many of the Board would not like to see the surface treatment changed? 7/2 (Zink and Manson-Hing opposed).

Motion: Final Approval with the conditions:

- 1) Regarding the crosswalk – the landscape plan shall match architecture plan sheet #AS4-04.
- 2) The Sign Committee shall review signage and determine the appropriate height of signage for safety at the intersections between the bike path and the pedestrian path.
- 3) One Board member requested the applicant study the continuity of the (domus) light fixtures for the flow of style, specifically the two tall parking lot fixtures that are in the same style as the pedestrian lights (to be consistently integrated within the project area for adequate lighting needs).

Action: Gross/Sherry, 6/3. Motion carried. (Gilliland/Rivera/Blakeley abstained).

CONCEPT REVIEW - NEW ITEM

2. 4200 CALLE REAL

Assessor's Parcel Number: ROW-003-382

Application Number: MST2008-00505

Owner: City of Santa Barbara

Owner: Caltrans

Applicant: Jessica Grant, Project Planner

Applicant: Thomas Conti, Project Engineer

(The Boysel Multipurpose Pathway project is an infrastructure-only project to plan, design and construct an off-street multipurpose pathway, separated from the roadway, for exclusive use by bicyclists and pedestrians. The proposed 1,750 linear foot multipurpose path would begin along Calle Real just east of the St. Vincent's bridge, 4200 Calle Real. The eight foot wide path would parallel the existing sidewalk along Calle Real and connect to an existing eight foot wide path that begins near the intersection of Highway 154 and Calle Real. The existing path veers north towards the intersection of Verano Drive and La Colina, where bicyclists get back on an on-street path. The existing path would be widened to ten feet. The proposed path is located near La Colina Jr. High, Vieja Valley Elementary and Hope Elementary School and is named in memory of 12-year old Jake Boysel who was struck and killed by a motorist in 2006 while biking to school on Calle Real.)

(Concept Review.)

(4:14)

Present: Thomas Conti, Project Engineer of the City of Santa Barbara.

Public comment opened at 4:25 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) The Board supports the proposed memorial at the northwest corner of Calle Real and Hwy 154.
- 2) Study opportunities for lighting along the pedestrian paths.
- 3) Provide clarification of the detailing of the asphalt overlayment, as the Board expressed concern of the asphalt overlay over concrete. Detail any transition areas between asphalt and concrete, specifically at confluence areas with other sidewalk or other hardscape existing amenities.

LANDSCAPING:

- 1) All landscaping to be professionally prepared. Review plants that Caltrans is using in adjacent areas.
- 2) Study landscaping opportunities to be incorporated into project, especially at significant node and memorial areas, and where grading soil disturbances occur.
- 3) Provide drought tolerant plantings.
- 4) Study any potential safety issues at the bottom of the stairs and where paths converge.

Action: Sherry/Mosel, 9/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 920 SUMMIT RD

A-2 Zone

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Architect: Ty Warner Hotels and Resorts
 Agent: Suzanne Elledge Planning and Permitting Services (SEPPS)
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for a Conditional Use Permit Amendment, Coastal Development

Permit, and Development Plan Approval. The existing Clubhouse will be reviewed by the Historic Landmarks Commission.)

(4:40)

Present: Bill Medel, Owner Representative; David Van Hoy, Architect; Randy Mudge, Landscape Architect; Steve Welton, Agent; and Allison De Busk, Associate Planner.

Public comment opened at 5:09 p.m. As no one wished to speak, public comment was closed.

A concerned email from Capp Raisin was acknowledged regarding the easement, access rights, and emergency access.

An opposition letter from Paula Westbury was also acknowledged.

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

ARCHITECTURE:

- 1) The overall site plan is acceptable, tennis court massing works with topography, and maintenance building is successfully incorporated into the project.
- 2) Study the additional parcel between the golf course and Hot Springs Road for clean up, maintenance opportunities, and aesthetic value to show intention to improve the property and comply with neighborhood compatibility.
- 3) The Board sees no adverse negative aesthetic impact regarding the overheight fence in the front yard setback; a 6-foot high black chain link fence is proposed.
- 4) The Board would like to see a detailed traffic flow and planting area between the practice area first tee and the club house.
- 5) The Board finds that the architectural amenities are going in the right direction and believe they are sensitively done, and looks forward to additional detailing.

LANDSCAPING:

- 1) The Board would like to review additional information on the landscape and parking plan before granting requested waiver of the parking planters per SBMC §28.90.050.4.
- 2) Provide location and species of “inappropriate” trees to be removed. Return with a landscape tree and plant species pictorial palette with specific detailed information on the trees and plants to be removed or relocated on one plan sheet.
- 3) Return with an Arborist report at next review.
- 4) Study phasing the tree removal in areas where it’s not immediately necessary for construction purposes.

Action: Gross/Zink, 8/0/0. (Mosel stepped down). Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 221 N NOPAL ST****M-1 Zone**

Assessor's Parcel Number: 017-041-004
Application Number: MST2008-00538
Owner: Archdiocese of Los Angeles
Architect: Garcia Architects
Applicant: Our Lady of Guadalupe

(Proposal for Phase 2 of project at Our Lady of Guadalupe Church to construct a 1,487 square foot single-story addition to be used as a side-chapel, and 96 square foot partial demolition to the existing 6,576 square foot church. The proposal will result in a net addition of 1,391 square feet. The 1,487 square foot side-chapel addition will provide 136 new seats for a total of 485 seats. The project also includes new parking, paving, and landscaping. 34 new parking spaces will be provided for a total of 98 parking spaces. Phase 1 of the project was approved under MST2006-00015 on August 20, 2007. The project requires Development Plan Approval by ABR for the allocation of 1,391 square feet of Measure E square footage.)

(Comments only; Project requires Environmental Assessment and Development Plan Approval.)

(5:50)

Present: Gil Garcia, Architect; Charles McClure, Landscape Architect, and Rev. Rafael Marin-Leon, Owner Representative.

Public comment opened at 5:59 p.m. As no one wished to speak, public comment was closed.

Public comment opened at 5:59 p.m.

Ben Hitz, parishioner, supports: wanted the project move forward.
An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 6:02 p.m.

Motion: Continued three weeks to Full Board with comments:

- 1) Provide a revised parking layout with further landscaping requirements on the south side of the project.
- 2) Include the three (3) new proposed street trees along Nopal Street on the landscape plan. One Board member appreciated the use of the existing podocarpus tree species.
- 3) Include plant vine pocket along the screen wall on the south side of the project for the air condenser units.
- 4) Study new tree location within the hardscape to the south side of the church.
- 5) Study the hardscape on the south side of the church.
- 6) Show any additional exterior lighting and exit doors on drawings and plans.

Action: Gross/Blakeley, 9/0/0. Motion carried.

***** THE BOARD RECESSED AT 6:17 AND RECOVERED AT 6:42 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1511 KOWALSKI AVE****R-2 Zone**

Assessor's Parcel Number: 043-233-005
Application Number: MST2008-00546
Owner: Morelos Family Trust
Designer: Jason Grant

(Proposal to demolish an existing 1,468 square foot single-family residence and detached two-car garage and construct two new residential condominium units on a 9,187 square foot lot in the R-2 Zone. Unit A is a proposed three-bedroom 1,630 square foot unit, with an attached 457 square foot two-car garage (totaling 2,087 square feet). Unit B is a proposed three-bedroom 1,682 square foot unit, with an attached 465 square foot two-car garage (totaling 2,147 square feet). The project requires Staff Hearing Officer review for a Tentative Subdivision Map.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis, and Staff Hearing Officer review for a Tentative Subdivision Map.)

(6:43)

Present: Jason Grant, Designer.

Public comment opened at 6:49 p.m. As no one wished to speak, public comment was closed.

An opposition speaker slip from Doris Pastinni was ready into the record, who was unable to stay for the agenda item to be heard.

An opposition letter from Paula Westbury was acknowledged.

Straw vote: How many of the Board find the site plan, in terms of the project mass, bulk and scale is acceptable as presented? 7/2.

Motion: Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) Board is appreciative that the design direction and that the project is moving in the right direction in terms of the project size, bulk and scale. Two Board members expressed the preference for an alternate site plan to include vehicular and rear alley access for both units to maximize the overall open space area.
- 2) Most of the Board thought the site plan aesthetically acceptable in terms of the neighborhood compatibility.
- 3) Restudy the driveways which face the street and vertically challenge the site design.
- 4) Return with high quality design detailing such as the chimney heads, type of stone, colors, plaster texture, finishes, lighting, etc.
- 5) The two front covered entrances are acceptable.

LANDSCAPING:

- 1) Return with a more detailed landscape plan.
- 2) Study ways to maximize the landscaping amenities/open space of the project with specific attention to Unit #2.
- 3) The hardscape surface area is acceptable within the site plan area. Applicant to maximize landscape amenities wherever possible.

Action: Gross/Zink, 7/2/0. (Mosel/Rivera opposed). Motion carried.

CONCEPT REVIEW - NEW ITEM**6. 120 W HOPE H123****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-014
 Application Number: MST2008-00550
 Owner: Patricia Nettleship Trustee
 Owner: The Macerich Company
 Applicant: The Conceptual Motion Co.
 Business Name: Yves Delorme

(Proposal for a facade remodel to an existing tenant space (H123) at the La Cumbre Plaza. The proposal includes a new entry element, new paint, shutter detailing, and awnings.)

(Project requires compliance with the La Cumbre Plaza Tenant Design Criteria.)

(7:13)

Present: Steve Yates and Ryan Mills, Architects.

Public comment opened at 7:19 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) Return with a design solution that complies with the La Cumbre Plaza Tenant Design Criteria.
- 2) Specifically study the opportunities for a corner element to comply with the guidelines and have a corner presence to the mall that addresses both the interior mall and the parking lot façade.
- 3) Study the use of in-ground planting opportunities.

Action: Zink/Gross, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**7. 633 DE LA VINA ST****R-3 Zone**

Assessor's Parcel Number: 037-121-007
 Application Number: MST2008-00443
 Owner: Housing Authority of Santa Barbara
 Architect: Christine Pierron

(Proposal for an exterior remodel and site improvements to an existing 8-unit affordable apartment complex on an 8,500 square foot lot in the R-3 Zone. There are eight existing uncovered parking spaces to remain on the parcel. Building improvements include a new entry surround, new windows and balconies, new entry porches, and new plaster finish. Site improvements include a new trash enclosure with trellis relocated out of the setback, raising finished grade with new upgraded materials, new entry stairs and accessible ramp, new 42 inch high plaster block wall, and changing the parking lot finish to permeable pavers and colored concrete. The project requires Staff Hearing Officer Review for a modification for the new entry surround which extends into the required front setback.)

(Second Concept Review; Comments only: project requires Environmental Assessment and Staff Hearing Officer review of a requested modification for encroachments into the front setback.)

(7:42)

Present: Christine Pierron, Architect.

Public comment opened at 7:50 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged.

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

- 1) Ready for Preliminary Approval at Consent Review when the project returns.
- 2) Remove the 42-inch wall at the building; to be returned at the end of the building at the parking lot. Consider continuing the existing sandstone wall for more aesthetic consistency and a more substantial planting area.
- 3) Provide a complete landscape plan.
- 4) Increase the thickness of the columns as much as possible at the arch colony.

Action: Zink/Sherry, 7/0/0. (Blakeley/Gross absent) Motion carried.

ADJOURNMENT:

The Full Board meeting adjourned at 8:00 p.m.

THE MONDAY, JANUARY 5, 2009 CONSENT CALENDAR WAS CANCELLED.