



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, August 31, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)  
SCOTT HOPKINS – VICE-CHAIR  
THIEP CUNG  
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
STEPHANIE POOLE (Consent Agenda Representative)  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 SUSAN GANTZ, Planning Technician  
                 KATHLEEN GOO, Commission Secretary

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

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

**CALL TO ORDER:**

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

**ATTENDANCE:**

Members present:      Gradin, Cung, Hopkins, Miller, Poole, Tripp and Wittausch.  
Members absent:      None.  
Staff present:      Gantz and Goo.

**GENERAL BUSINESS:**

A.      Public Comment:

No public comment.

B.      Approval of Minutes:

Motion:      Approval of the minutes of the Architectural Board of Review meeting of **August 17, 2015**, as amended. *(The August 17, 2015 Consent Minutes portion of these minutes were approved and ratified at the previous Full Board meeting, and are now website posted as a separate document.)*  
Action:      Poole/Hopkins, 5/0/0. Motion carried. (Gradin and Cung abstained).

C.      Consent Calendars:

**The August 24, 2015 Consent Meeting was cancelled.**

Motion:      Ratify the Consent Meeting of **August 31, 2015**. The Consent Meeting was reviewed by **Poole**. *(These ratified Consent Minutes can be found as a separate posted document.)*  
Action:      Poole/Hopkins, 7/0/0. Motion carried.

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

There were no announcements made by staff or the Board.

- E. Subcommittee Reports.

There were no reports made by the Board.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **1. 15 S HOPE AVE**

**C-2/SD-2 Zone**

**(3:15)** Assessor's Parcel Number: 051-040-058  
 Application Number: MST2015-00010  
 Owner: Johnman Holding, LLC  
 Architect: R & A Architecture & Design, Inc.  
 Agent: Dudek

**(This is a revised project description.** Proposal to demolish an existing 8,368 square foot commercial building and construct a four-story mixed-use development with an underground parking garage. New development would consist of 780 square feet of commercial space on the ground level and 48 residential units totaling approximately 39,015 square feet. There would be six commercial parking spaces and 48 residential spaces. This project is being reviewed under the Priority Housing Overlay of the Average Unit Size Density (AUD) Incentive Program. Planning Commission Concept Review is required.)

**(Second Concept Review. Comments only; requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review. Project was last reviewed on August 3, 2015.)**

Actual time: 3:17 p.m.

Present: Benjamin Anderson, and Michael Contento, R & A Architecture & Design, Inc., John Cuykendall, Dudek; Lane Goodkind, Landscape Architect; and Allison DeBusk, Project Planner.

Public comment opened at 3:41 p.m.

- 1) Robert Stevens (State and Hope Home Owners Association), opposition; expressed concerns regarding privacy, increased traffic noise, parking density, access to daylight, and private view issues.

Public comment closed at 3:45 p.m.

**Motion: Continued four weeks to Full Board with comments:**

- 1) The Board appreciates the previous changes already made, particularly the hardscape and landscape design, some material choices, and the breaking up of the massing of the building through separation of masses; however, the Board feels some issues still need to be addressed.
- 2) Restudy the imposing mass, bulk, and scale on the main portion of the site design, including the excessive cantilevers at the creek, the four story heights at the southwest corner at Hope Avenue, and the impacts to the neighbors to the north. The Board finds the mass, bulk, and scale of the southwest corner is not acceptable.
- 3) Restudy the uninviting ground level units for the large cantilevers and lack of window area.

- 4) Restudy the size and location of the proposed fitness room as an amenity.
- 5) Show the mechanical system and screening on the elevations.
- 6) Show the varying wall thicknesses on the floor plan, as represented on the elevations.
- 7) Demonstrate the compatibility of design of the project, especially for the wood railings and projecting glass boxes along Hope Avenue.
- 8) Restudy the proposed glass railings and projecting glass boxes along Hope Avenue, which are highly reflective surfaces and not compatible with the neighborhood.
- 9) Restudy the use of the proposed terracotta and wood material which are unique, but may not be compatible with the predominant Santa Barbara style of the neighborhood. Study simplifying the material and color choices.
- 10) The design should maximize the enjoyment of the creek. Study reorienting more units to face the creek to maximize use of the site and enjoyment of the creek area.
- 11) Restudy the trash enclosure and location.

Action: Wittausch/Cung, 7/0/0. Motion carried.

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

#### **2. 715 BOND AVE**

**C-2 Zone**

**(4:00)**

Assessor's Parcel Number: 031-231-015  
 Application Number: MST2015-00198  
 Owner: Monica Elias Calles-Gonzalez  
 Architect: Wabi Sabi Architecture

(Proposal to demolish an existing one-story single-family residence and carport located on a 5,000 square foot parcel in the Priority Housing Overlay area, and construct a new 5,785 square-foot, four-story, seven-unit apartment building. The building would have a seven-car carport on the ground floor, the second floor would have three units, and the third and fourth floors would consist of two units each. The project would be developed under the Average Unit Size Density Incentive Program (AUD) with the average size of the units to be 826 square feet.)

**(Comments only; requires Environmental Assessment and Compatibility Criteria Analysis.)**

Actual time: 4:37 p.m.

Present: Terry Irwin, Architect; Monica Elias Calles-Gonzalez, Owner; and Tony Boughman, Assistant Planner.

Public comment opened at 4:58 p.m.

- 1) Abbey Fragosa, opposition; expressed major concerns regarding height of the project, parking density, traffic and noise.
- 2) John Lengsfelder, opposition; expressed concerns regarding size, mass, bulk and scale; neighborhood compatibility, parking, traffic and noise.
- 3) Maggie Munroe, opposition; expressed concerns regarding privacy concerns, mass, bulk, and scale, and neighborhood compatibility.

Public comment closed at 5:04 p.m.

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

- 1) Reduce the size, mass, bulk, and scale to be more compatible with the site and the neighborhood.
- 2) Study the materials to be more compatible with the neighborhood and Santa Barbara.

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

**CONCEPT REVIEW - CONTINUED ITEM****3. 521 CHIQUITA RD****R-2 Zone**

**(4:45)** Assessor's Parcel Number: 031-263-003  
 Application Number: MST2015-00191  
 Owner: Gayle E Gover Living Trust  
 Architect: Mission Group Architects

(Proposal to add a new residential unit beneath, and to the rear, of an existing two-story single-family dwelling on a 7,174 square foot parcel. The new lower level floor area of 325 square feet will be attached to 483 square feet of remodeled existing basement space, resulting in an 808 square foot attached unit. The existing 1,605 square foot residence at street level will be altered at the rear to add a 185 square foot roof over an existing 153 square foot deck. Also proposed on the existing residence is an expansion of the rear deck by 37 square feet, a new window, new hot tub, and new garage door. The proposal includes two new uncovered parking spaces, permeable turf block paving, fencing, stairs, gate relocation, and minor door and window alterations. There will be 10 cubic yards of grading excavation.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project last reviewed on July 20, 2015.)**

Actual time: 5:36 p.m.

Present: Richard E. Johnson, Mission Group Architects.

The Applicant clarified that story poles were originally installed on April 28, 2015, for review by all adjacent neighbors, but no public comments were received for 82 days, and that all comments received have been recently submitted.

Public comment opened at 5:45 p.m.

- 1) Greg Baker, opposition; expressed concerns regarding private views and requested deck; the "imposing" pitched roof, neighborhood compatibility, and requested more accurate story poles as the original poles were not sufficiently accurate.
- 2) Mary Ann Wymer, opposition; expressed concerns regarding high pitched roof and access to natural light. She commented she never received notice about the proposed project.
- 3) Lisa Cervantes, opposition; expressed concerns regarding the large mass and scale of the proposed project, neighborhood compatibility, and requested more accurate story poles.

Public comment closed at 5:52 p.m.

The Applicant apologized that he had missed the Board's previous request to "*provide accurate story poles*", and stated that the placement of more accurate new story poles would be too costly.

Chair Gradin stated for the public record that the Board is mainly an architectural design and aesthetics Board for mass, bulk, and scale, and neighborhood compatibility; private view concerns of the public are not within the Board's purview, but the Board could encourage both applicants and neighbors to work together to achieve neighborhood compatibility.

**Motion:** Continued two weeks to Full Board with comment that the Board prefers the alternate design for a gently curving roof proposed at the previous meeting, which does not require story poles.

**Action:** Wittausch/Poole, 6/1/0. Motion carried. (Tripp opposed based upon the importance of accurate story poles which should be required).

**Board Comments:** Chair Gradin suggested the Applicant place new accurate story poles with the alternate design of the gently curving roof to receive neighboring input before returning to the Board.

**CONCEPT REVIEW - CONTINUED ITEM****4. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone****(5:15)**

Assessor's Parcel Number: 051-240-003  
 Application Number: MST2015-00090  
 Owner: DCH California Investments, LLC  
 Applicant: SEPPS  
 Architect: Robert Plant

(Proposal to demolish an existing approximately 15,000 square foot service bay structure and construct a new approximately 39,000 square foot, two-story automobile dealership building. The building will include three automobile showrooms totaling 12,500 square feet, business and automobile parts area totaling 5,500 square feet, enclosed service bays totaling 9,500 square feet, and interior car storage totaling 11,500 square feet. The project includes 168 parking spaces. The subject property is identified as Parcel 2 of a pending subdivision being reviewed under application MST2014-00166. Requires Planning Commission review for two Development Plans.)

**(Third Concept Review. Comments only; requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review. Project was last reviewed on August 17, 2015.)**

Actual time: 5:36 p.m.

Present: Robert Plant, Flex Designs; Chuck McClure, Landscape Architect; and Maruja Clensay, SEPPS.

Public comment opened at 6:13 p.m.

- 1) Joel Orr, opposition; expressed concerns regarding potential dealership "light pollution" or loud speaker noise from the site in a quiet neighborhood.
- 2) Christine Fancher, opposition; expressed concerns regarding the proposed size of the project for neighborhood compatibility and noise issues, and didn't want a bicycle path or a new road into the Peach Grove neighborhood due to homeless and parking concerns.

An email of expressed concerns from Ms. Jill Brown regarding privacy, street parking, private views, and traffic issues was acknowledged.

Public comment closed at 6:22 p.m.

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

- 1) The majority of the Board appreciates the design and massing, and material and detailing of the proposed project.
- 2) Provide a minimum 12-foot brown trunk palm tree next to the two story porte-cochère on the north side of the building.
- 3) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.

- b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
- c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
- d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
- e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
- f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Hopkins/Miller, 3/4/0. **Motion failed.** (Cung/Gradin/Miller/Wittausch/Miller opposed).

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

- 1) Provide a minimum 12-foot brown trunk palm tree next to the two story porte-cochère on the north side of the building.
- 2) A majority of the Board finds that the Applicant should restudy the second floor massing and storage of automobiles to reduce the size of the building at the rear.
- 3) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
  - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
  - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Wittausch/Hopkins, 3/4/0. **Motion failed.** (Miller/Tripp/Poole/Gradin opposed).

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

- 1) Provide a minimum 12-foot brown trunk palm tree next to the two story porte-cochère on the north side of the building.
- 2) Reduce the apparent mass and scale of the building, especially the porte-cochère, the second story to the rear of the building, and the street frontage.
- 3) Provide detailed changes and finishes for a building with a more Santa Barbara appearance.

Action: Gradin/\_\_\_, **Motion failed due to lack of a second.**

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

- 1) The majority of the Board appreciates the design and massing, and material and detailing of the proposed project.
- 2) Provide a minimum 12-foot brown trunk palm tree next to the two story porte-cochère on the north side of the building.
- 3) Study to provide surface treatment, texture, and color changes to reduce the apparent mass of the second floor at the rear of the building.
- 4) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
  - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
  - f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Hopkins/Miller, 5/2/0. **Motion carried.** (Gradin/Cung opposed).

**\* THE BOARD RECESSED AT 6:54 P.M., AND RECONVENED AT 7:19 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****5. 3943 STATE ST****C-2/SD-2 Zone****(6:05)**

Assessor's Parcel Number: 051-010-021  
 Application Number: MST2015-00241  
 Owner: GRI- Regency, LLC  
 Architect: Cearnal Andrulaitis, LLP  
 Designer: Hollis Brand Culture

(Proposal for new large-scale murals and thematic motifs to be painted on exterior walls, trellises, benches, and planter walls.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on May 26, 2015.)**

Actual time: 7:19 p.m.

Present: Patrick Conway, and Chris Daniell, Agents for GRI- Regency, LLC; and Don Hollis, for Hollis Brand Culture.

Public comment opened at 7:26 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support some of the animal murals, specifically the pelican and bird next to the bicycle image? 2/5 (failed).

Straw vote: How many Board members could support that all murals, including the five proposed animal murals and those facing the public way, should be site specific and specific to the Upper State Street location? 2/5 (failed).

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) All murals, including the five proposed animal murals and those facing the public way, should be site specific local mural art, and specific to the Upper State Street location, and not appear like clip-art or branding (majority vote). The Board understands that such mural art on public buildings will set precedent for future proposed projects.
- 2) Provide actual paint chip samples of the complete color board, and not reproductions.
- 3) Restudy the use of large expanses of solid colors in favor of more muted color tones.
- 4) The Board's review of the proposed Regency Center Five Points Art Program sample booklet are as follows (each by majority vote):
  - a) Sheet 11 & 12, Enhancements Design Elements (EDE), Zone 1 - Area 2, *Contrasting Visual Rhythms Use Scale and Contrast to Defy Expectations*, and *Whimsical Use of Color, Scale and Contrasting Forms Draw in Passers By*: On the arch exteriors, the Board prefers Option 1A, the patterned approach with a more subtle Dorian Gray color.
  - b) Sheet 18, (EDE, Zone 1 - Area 3), *Pattern and Form Activate and Break Up Architectural Forms in the Celebratory Gathering Spaces*: On the tile versus combination painted planter, the Board prefers 100% tile and not a combination.
  - c) Sheet 19, (EDE, Zone 1 - Area 4), *Repetition of Pattern and Color Welcome Patrons and Enrich Landscape*: Acceptable as submitted. The Board appreciates multiple tones within a range, and the non-busy orange color. A majority of the Board found that stripes are not appropriate, patterns should be on tile, and paint reserved for solid color bases, and never mixed.
  - d) Sheet 21, (EDE, Zone 2 - Area 8), *Thematic Visual Motifs in Simple Pattern and Scale Adds Visual Break to Overlooked Public Space*: Acceptable as submitted.
  - e) Sheet 22, (EDE, Zone 2 - Area 8), *Pattern, Frequency and Scale Punctuate Gathering Spaces to Linger Longer*: Regarding the tile versus combination painted planter, the Board prefers 100% tile and not a combination.
  - f) Sheet 23, (EDE, Zone 2 - Area 9), *Unexpected Applications Lift Viewer To Energize and Celebrate Outdoors*: Regarding paint proposed on the trellises, the proposed orange and brown combination is appropriate. Painting the exterior face of the beams of any trellis in the project is not appropriate.
  - g) Sheet 25, (EDE, Zone 2 - Area 12), *Incorporating a Rotating Public Art Gallery for Youth Interactive*: The Youth Interactive mural by a local artist is acceptable, and the Board encourages more public art by local artists to the project. Regarding the orange colored balcony (1.A), the Board finds the application of bright orange (saffron thread) paint anywhere on the exterior of the building is not acceptable when not part of a design art mural.
  - h) Sheet 26, (EDE, Zone 2 - Area 13, View 1), *Visual Play and Scale Create Friendly Pedestrian Access Points*: Acceptable as submitted. The Board finds the proposed subdued or muted color tones acceptable. The proposed Dovetail color should be lighter in color tone and not tonal to match the picture image. Provide a color chip sample.

- i) Sheet 27, (EDE, Zone 2 - Area 13, View 2), *Activating Corridors and Entry Points*: Acceptable as submitted. The Board finds the proposed subdued or muted color tones acceptable. The Board found that paint applications on the columns are acceptable, but the Board found smaller scale paint applications on the lower planters, and in combination with tile, is not acceptable.
- j) Sheet 33, (Public Art Elements, Zone 4 - Area 16, Banner), *Enlivening Pedestrian Points of Entry*: Acceptable as submitted.
- k) Sheets 36 & 37, (EDE, Zone 4 - Area 18, View 2 and Banner Program): Provide actual paint chip samples of the color board as the Board has concerns regarding the proposed Dorian Gray color which appears different from the picture image.

Action: Miller/Poole, 5/2/0. Motion carried. (Cung/Tripp opposed).

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

#### **6. 200 BLK S CANADA ST**

**(6:30)**

Assessor's Parcel Number: ROW-001-508  
 Application Number: MST2015-00150  
 Applicant: Verizon Wireless  
 Architect: Nestor Popowych  
 Owner: City of Santa Barbara

(Proposal for a new small cell wireless installation for Verizon Wireless within the public right-of-way on the northwest side of S. Canada Street and to the northwest of Indio Muerto Street. The proposal includes a new wireless antenna to be mounted on an existing utility pole, increasing the height of the pole from 29'-2" to 32'-2". A new wireless GPS antenna will be mounted on the pole at a height of 11'-0". A 36" deep hand hole will be installed, and an equipment cabinet on a concrete slab will be installed within a new 6'-0" tall wood fence enclosure with gate. A 3'-0" tall wireless meter pedestal will be installed outside of the wood enclosure next to the utility pole. There will be a 94 linear foot long horizontal bore of 3" diameter PVC conduit at 3'-0" below grade from the proposed installation site to an existing underground electrical vault. No trees are proposed to be removed. A Public Works encroachment permit is requested under application PBW2014-01347.)

**(Comments only; requires Environmental Assessment, a Public Works Encroachment Permit, and No Visual Impact findings.)**

Actual time: 8:17 p.m.

Present: Nestor Popowych, Architect.

Public comment opened at 8:20 p.m.

- 1) Greg Knudsen, (adjacent neighbor) opposition; expressed concerns regarding the displayed story poles, and the facility being proposed above grade, which should be at or below grade or mounted on poles like other facilities in the City.

Public comment closed at 8:21 p.m.

**Motion: Continued indefinitely to Consent Review with the direction for the Applicant to underground the equipment.**

Action: Wittausch/Cung, 7/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM****7. 225 E HALEY ST****C-M Zone****(6:50)**

Assessor's Parcel Number: 031-202-012  
Application Number: MST2015-00418  
Owner: Iglesia Del Dios Vivo  
Architect: Jyl Ratkevich

(Proposal for a minor reduction of floor area and alterations to an existing 1,781 square foot church. The project includes raising the one story roof at the front of the building to align with the second floor roof at the rear, the demolition of 44 square feet of floor area on the west elevation, and the addition of 17 square feet of floor area on the south elevation facing E. Haley Street. Also proposed are alterations to windows and doors, decorative details, and an extension of the stair landing over the forced air unit cabinet at the rear. A project approved under master application MST2011-00310 is currently under construction under building permit application BLD2012-01010.)

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

Actual time: 8:31 p.m.

Present: Jyl Ratkevich, Architect.

Public comment opened at 8:36 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study the front elevation facing Haley Street.
- 2) Raise the height of the base molding.
- 3) Study the fenestration and consider openings the main door.
- 4) Provide more consistency, especially in the windows.
- 5) De-emphasize the egress area of the building so that it is not used as a primary entrance to the building.
- 6) Wrap the molding back the second archway.
- 7) Provide eave rake, downspouts, and gutter details and locations.
- 8) Provide lighting.
- 9) Provide window details and moldings, and eave and rake moldings.
- 10) Provide the landscape plans that were previously approved for the landscape strip on Haley Street at the front of the building.

Action: Wittausch/Poole, 7/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 9:01 P.M. \*\***