



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 12, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

ANTHONY SPANN, Chair, Present, left at 3:32 p.m., returned at 3:49 p.m., left at 3:53 p.m.

VADIM HSU, Vice-Chair, Absent

STEVE HAUSZ, Present at 1:47 p.m.

WILLIAM LA VOIE, Present

ALEX PUJO, Present

CAREN RAGER, Present

PHILIP SUDING, Present, left at 2:00 p.m., returned at 2:23 p.m.

FERMINA MURRAY, Present

SUSETTE NAYLOR, Present

DR. MICHAEL GLASSOW, Absent

ROGER HORTON, Absent

WILLIAM MAHAN, Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Absent

JAKE JACOBUS, Urban Historian, Present

SUSAN GANTZ, Planning Technician I, Present

BARBARA WALSH, Recording Secretary, Present

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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.

\*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- \*\* 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 HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission 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.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* 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.
- \*\* **Many of the items before the Commission 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 Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Susan Gantz, 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 Land Use Controls 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:**

- A. That on October 7, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS:**

## A. Public Comment:

Any member of the public may address the Historic Landmarks Commission 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 Historic Landmarks Commission meeting of September 28, 2005:

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 28, 2005, with corrections.

Action: Suding/Pujo, 7/0/0.

## C. Consent Calendar:

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann.

Action: Suding/Rager, 7/0/0. Suding abstained on item B, 21 E. Anapamu Street.

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

## 1. Ms. Gantz announced the following:

a) Vadim Hsu will be absent from today's meeting.

b) Change to the Agenda: The applicant for 628 State Street, The Habit, which had been postponed to today's meeting, has requested an indefinite postponement

Motion: Postpone 628 State Street, indefinitely.

Action: Suding/Naylor, 8/0/0.

c) At the October 4, 2005 City Council meeting, the Council granted an appeal of the Historic Landmarks Commission's denial of the bird netting which had been installed around the upper level outdoor café at Nordstrom with the following conditions of approval: 1) Remove the supports and netting beyond the end of the trellis. 2) Replace the netting with clear or white colored netting at the applicant's discretion. 3) Study a method for rolling up the netting when the dining area is closed.

d) There has been an appeal of the Historic Landmarks Commission's denial of the sign at Velvet Jones, 423 State Street. The appeal will be heard by City Council on October 8, 2005. Commissioners La Voie and Spann will be attending.

e) There will be a joint meeting of the Architectural Board of Review (ABR) and the Historic Landmarks Commission at the regular ABR meeting of November 7, 2005 to discuss the Highway 101 improvements. The item will be the first item on the ABR Agenda.

2. Commissioner Suding stated that, with respect to the Nordstrom appeal, the Historic Landmarks Commission should go on record as stating the white or clear netting is not appropriate. Chair Spann stated the appeal is out of the Historic Landmarks Commission's review at this point.

3. Jake Jacobus, Associate Planner/Urban Historian, stated the landmark public hearing for the Santa Barbara High School will be held at the City Council meeting on November 8, 2005.

## E. Subcommittee Reports:

Commissioner Pujo reported that he and Commissioner Suding attended the Highway 101 Subcommittee wherein discussion ensued regarding the proposed roundabout at Coast Village Road and Hot Springs Road, the lighting, the materials for the sidewalk, and a conceptual planting plan. A joint meeting with the Architectural Board of Review (ABR) and the Historic Landmarks Commission is scheduled to be heard at the November 7, 2005 ABR regular meeting.

Commissioner Murray reported she attended the Airport Subcommittee meeting and stated the Historic Structures Report for the project will be reviewed by the Historic Landmarks Commission in the near future.

## F. Possible Ordinance Violations:

Commissioner Pujo questioned the exact procedure for reporting violations and requested clarification from Staff. He suggested a "generic" reporter be appointed to fill out the required forms and/or publicly announce violations.

Commissioner Suding stated that, after a case is closed, the name of the person who reported the violation becomes public record. He questioned an alternative Ordinance Violation reporting process.

Staff comment: Susan Gantz, Planning Technician, stated if there is a violation reported during a public meeting, the information is public.

Commissioner Rager suggested that violations be called in anonymously as an option to assure privacy.

Chair Spann requested Staff organize a presentation on reporting of violations.

**HISTORIC STRUCTURES REPORT**1. **116 E PADRE ST**

E-1 Zone

Assessor's Parcel Number: 025-321-002  
 Application Number: MST2005-00259  
 Owner: Jerry and Virginia McFerran  
 Architect: Patrick Pouler

(Proposal to remodel an existing, two-story 1,364 square-foot residence located on a 5,250 square foot lot in the Mission Area Special Design District. The remodel will require a modification for the changes to the existing sunroom, patio, and expansion of existing doors or windows and same into the setbacks.)

**(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)**

**(1:55)**

Alexandra Cole, Historian and preparer of the report; Jerry McFerran, Owner; and Patrick Pouler, Architect, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the proposal includes replicating and restoring many of the original character defining features and that the house, according to the report, qualifies as a City Structure of Merit under several criteria. The HLC will be reviewing plans for the proposal at a future meeting.

Motion: The Commission accepts the report as submitted  
 Action: La Voie/Rager, 8/0/0.

**FINAL REVIEW****2. 21 E ANAPAMU ST**

C-2 Zone

Assessor's Parcel Number: 039-183-037  
 Application Number: MST2004-00173  
 Owner: City of Santa Barbara Redevelopment Agency  
 Applicant: People's Self-Help Housing  
 Architect: Peikert Group Architects

(Proposal to construct a three-story structure composed of twelve residential units. The units would be rental for low-income clients of People's Self-Help Housing. The units are approximately 575 square feet and provide private outdoor areas on the 3,780 square foot lot. The project requires Planning Commission approval for modifications.)

**(Final Approval of the project is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-05.)**

**(2:00)**

Detlev Peikert, Architect; and Ariane Risto; Project Manager; present.

Straw vote: How many Commissioners can support the deck edge detail as exposed copper in some configuration?  
 4/3.

Motion: Final approval of the project and a two week continuance to the Consent Calendar with the following conditions: 1) The light fixture cut sheets and specifications shall be resubmitted. 2) Restudy detail 21 on sheet D1.03. 3) The gutter and downspouts are acceptable as bonderized material. The base termination of the downspouts shall be appropriately detailed. 4) It is the intent of the Historic Landmarks Commission that the Applicant be allowed to submit plans to the Building Safety Division.

Action: Pujo/Hausz, 6/1/1. La Voie opposed. Suding stepped down.

**CONCEPT REVIEW - NEW****3. 740 STATE ST**

C-2 Zone

Assessor's Parcel Number: 037-092-001  
 Application Number: MST2005-00646  
 Owner: Atlantico, Inc  
 Architect: Burnell & Jewett Architects  
 Business Name: Peace Store

(This is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources List: "La Placita Building, a.k.a. McKay-Bothin Building." Proposal to remodel the front entry facade of an existing commercial building.)

**(2:23)**

Tracy Burnell, Architect, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, clarified that a Historic Structures Report was completed on the building in 1991 wherein the original storefront was compromised by a series of alterations that began in 1932. Mr. Jacobus stated the alterations are not comprised of historic material.

Motion: Preliminary approval of the project and a two-week continuance to the Consent Calendar for final approval of the details.

Action: Hausz/Naylor, 7/0/0. Hsu absent.

**THE COMMISSION RECESSED FROM 2:30 P.M. TO 2:37 P.M.**

**PRELIMINARY REVIEW****4. 219 EQUESTRIAN AVE**

R-3 Zone

Assessor's Parcel Number: 029-122-013  
 Application Number: MST2005-00127  
 Owner: Berkus Family Partnership, L P  
 Architect: Barry Berkus

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot.)

**(Zoning Modification granted on 5/18/05)**

**(2:37)**

Barry Berkus, Architect; and Sam Maphis, Landscape Architect, present.

Straw votes:

How many Commissioners can support the tile on the south elevation as presented? 4/4.

How many Commissioners can support the garage doors as presented? 3/5.

Motion: Continued two weeks with the following comments: 1) The Commission feels there are too many elements that need to be restudied and resolved before granting a preliminary approval, in particular, the contemporary appearance of the garage door opening. 2) Consider giving more prominence to the entry door. 3) Restudy the tile surround on the building facade.

Action: Hausz/Pujo, 8/0/0.

**CONCEPT REVIEW - NEW****5. 432 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-027  
 Application Number: MST2005-00678  
 Owner: Ray Mahboob  
 Architect: Studio G  
 Business Name: Indochine

(This building is a City Structure of Merit: "Store Building." Proposal for the addition of a new 396 square foot patio and trellis at the rear of Indochine.)

**(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**(3:17)**

Leslie Becker, Agent for the Owner, present.

Staff Comment: Jake Jacobus, Associate Planner/Urban Historian stated that, although the environmental assessment has not been completed, it has been determined that the building is designated as a Structure of Merit. Mr. Jacobus conducted a site visit and concluded that the proposed work would be reversible and confined to the rear of the structure, which has been significantly altered. Therefore, the proposal will not negatively impact the historic resource.

Motion: Continued two weeks with the observation that the application is adequate as submitted and that the project is ready for final approval.

Action; La Voie/Hausz, 8/0/0.

**CONCEPT REVIEW - CONTINUED****6. 1219 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-182-018  
 Application Number: MST2005-00643  
 Owner: Unity Shoppe, Inc  
 Architect: Harrison Design Associates

(The building fronting State Street is on the City's Potential Historic Resources list; this project involves the rear bungalow facing City Parking Lot 5 (behind Victoria Court). This proposal involves a remodel of the rear facade of an existing commercial building including the reduction of an existing deck, addition of a trash enclosure, a handicap lift, security gates, and minor exterior architectural details.)

**(Second Concept Review.)**

**(3:32)**

Bernard Austin, Architect; and Tom Reid, Director of Unity Shoppe, present.

Motion: Preliminary approval and a two-week continuance to the Consent Calendar with the following conditions: 1) The elevation shall match the floor plan. 2) The patio wall shall be recessed 18 inches to allow landscaping on the public side. 3) Add a small tree in the raised deck area.

Action: Rager/Murray, 7/1/1. Spann stepped down. Hsu absent.

**CONCEPT REVIEW - CONTINUED****7. 1086 COAST VILLAGE RD**

C-1/SD-3 Zone

Assessor's Parcel Number: 009-212-013  
 Application Number: MST2005-00625  
 Owner: Alan Porter  
 Contractor: Quality Roofing

(This is a City Landmark: Moody Sisters cottage. Proposal to re-roof a commercial building from a brown/grey asphalt/composition shingle to a new brown asphalt/composition shingle.)

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

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)**

**(3:45)**

Alan Porter, Owner; and Robert Lopez, Quality Roofing, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated monitoring should be conducted to assure proper placement and materials used and that construction should begin on the rear of the structure in case of any error.

Public comment opened at 3:54 p.m.

Kellem De Forest, local resident, stated his understanding that the roof material will be wood. Mr. De Forest stated the structure is fairly unique to Santa Barbara and asked if comparisons have been completed. Additionally, Mr. De Forest stated the similar "fairy tale" style can be seen in Beverly Hills at a structure named the "Witch's House." Mr. De Forest stated his pleasure with the wood roof material.

Public comment closed at 3:56 p.m.

Motion: Final approval of the proposal as submitted with the following comments, conditions and Findings:  
 1) The Commission expressed gratitude to the Applicant for the proposal to replicate the original roof style. 2) The Applicant shall begin installation on the rear of the structure. 3) Staff - in particular - Susan Gantz and Jake Jacobus, is to conduct a site visit to assure the work complies with the conditions. Findings: This restoration will not cause adverse harm to a significant Historical Resource.

Action: La Voie/Pujo, 7/0/0.

### CONCEPT REVIEW - CONTINUED

#### 8. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2005-00490  
 Owner: Orient Express Hotels  
 Architect: Henry Lenny  
 Applicant: Tynan Group, Inc.  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Fourth Concept Review. Review of swimming pool, revised Building 28, and update of Main Building is requested.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

**(4:02)**

Henry Lenny, Architect; James Jones, Applicant; and Alexandra Cole, Historian, present.

Motion: Continued two weeks with the following comments:

Swimming pool and revised Building 28: 1) The general configuration is acceptable but needs to be "massaged" in order to be more rustic, "low-key," and in keeping with El Encanto. 2) The spacing of the columns on Building 28 should be more regular.

Main Building: The Commission would like to see a draft of the structural report that contains the following information: a) current evaluation of the building, b) conformity to the Secretary of the Interior Standards, and c) guidelines for this type of reconstruction.

Action: Suding/Pujo, 7/0/0.

### CONSENT CALENDAR

#### FINAL REVIEW

#### A. 1505 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 029-060-008  
 Application Number: MST2005-00545  
 Owner: Christophe Lancashire  
 Applicant: Lane Goodkind  
 Applicant: Gina Gianetto

(Landscape and hardscape improvements to a project under construction. Addition of new swimming pool, terraces, driveway, and entry gates.)

**(Final approval of revised entry gates is requested.)**

Final approval of the project with the following conditions: 1) The exit service gate shall be simplified iron. 2) Resubmit to Staff for approval of the details.



**FINAL REVIEW****B. 21 E ANAPAMU ST** C-2 Zone

Assessor's Parcel Number: 039-183-037  
 Application Number: MST2004-00173  
 Owner: City of Santa Barbara Redevelopment Agency  
 Applicant: People's Self-Help Housing  
 Architect: Peikert Group Architects

(Proposal to construct a three-story structure composed of twelve residential units. The units would be rental for low-income clients of People's Self-Help Housing. The units are approximately 575 square feet and provide private outdoor areas on the 3,780 square foot lot. The project requires Planning Commission approval for modifications.)

**(Final Approval of the landscape plan is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-05.)**

Final approval as submitted.

**REVIEW AFTER FINAL****C. 315 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-302-030  
 Application Number: MST2003-00471  
 Owner: Housing Authority of the City of Santa Barbara  
 Architect: Brian Cearnal & Christine Pierron  
 Designer: LNI Custom Manufacturing

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to affordable rental housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in the parking ground level garage and 10 guest spaces would be provided off site.

**(Review After Final of revised bus shelter design/location and deck surface material.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 030-04.)**

Final approval of the Review After Final as submitted.

**FINAL REVIEW****D. 1730 ANACAPA ST** E-1 Zone

Assessor's Parcel Number: 027-111-015  
 Application Number: MST2005-00123  
 Owner: Fligsten Monte C & Patricia R Trust  
 Designer: Laura Hanson

(This is a revised project description. This is on the Potential Historic Resource List (Hall Cottage/Park Residence). Demolition of the existing 759 square foot garage and 150 square foot shed, and construction of a new 733 square foot, three-car garage with a 464 square foot, second floor accessory space, all on a 25,425 square foot lot.)

**(Final Approval of the project is requested.)**

Final approval of the project as submitted with the condition that the final paint scheme shall be submitted to Staff.

**NEW ITEM****E. 701 PASEO NUEVO**

C-2 Zone

Assessor's Parcel Number: 037-400-002  
Application Number: MST2005-00674  
Owner: Redevelopment Agency/City of Santa Barbara  
Agent: Glen Morris  
Applicant: Paseo Nuevo Associates  
Business Name: Sephora

(Proposed tenant improvement and storefront changes for retail space in Paseo Nuevo.)

Final approval as submitted with the condition that the tile samples shall be submitted to Staff.

**REVIEW AFTER FINAL****F. 416 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-023  
Application Number: MST2004-00462  
Owner: Kim and Cynthia Hughes  
Architect: Sherry & Associates  
Business Name: Sharkeez

(This is a revised project description: Proposal to relocate an as-built free-standing refrigeration unit to the rear of the existing building and review an as-built storage/office space converted from an existing carport. Project will also abate other zoning violations including unpermitted outdoor speakers, lighting, televisions, heaters, wall hangings/pictures, outdoor furniture, and broiler. Unapproved signage to be submitted and reviewed under a separate permit.)

**(Review After Final of revised refrigeration unit location and two exterior heaters in street frontage patio dining area.)**

Continued two weeks.

**\*\* MEETING ADJOURNED AT 4:58 P.M. \*\***