



City of Santa Barbara

Planning Division

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ARCHITECTURAL BOARD OF REVIEW MINUTES

Tuesday, February 22, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:01 P.M.

BOARD MEMBERS:

- CHRISTINE PIERRON, Chair, Present
- BRUCE BARTLETT, Vice-Chair, Present
- STEPHANIE CHRISTOFF, Absent
- DERRIK EICHELBERGER, Present, out at 5:19p.m., back at 5:24p.m., out at 5:56p.m.
- JAMES LECRON, Absent
- CHRISTOPHER MANSON-HING, Present
- RANDY MUDGE, Present, out at 4:56p.m.
- MARK WIENKE, Present

CITY COUNCIL LIAISON:

HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present, 3:02p.m., out at 3:34p.m., back at 4:32p.m., out at 4:34p.m., back at 5:02p.m., out at 5:14p.m.
- DAVID SULLIVAN, Planning Technician I, Present, out at 3:35p.m., back at 3:42p.m.
- DEBBIE BUSH, Recording Secretary, Present

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 <u>folded plans</u> 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>

- ** All approvals made by the Architectural Board of Review (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 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR 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 Board 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 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.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review 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 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.**
- ** **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 If you have any questions or wish to review the plans, please contact David Sullivan 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:

1. That on February 17, 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.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 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.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of February 14, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of February 14, 2005, with corrections.

Action: Bartlett/Wienke, 6/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett.

Action: Manson-Hing/Eichelberger, 6/0/0.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Mr. Sullivan announced the following changes to the agenda:**

- a) Item 3, 547 Owen Road has been postponed two weeks at the applicant's request.

Motion: 547 Owen Road postponed two weeks at the applicant's request.

Action: Wienke/Eichelberger, 6/0/0.

2. Mr. Sullivan made the following announcements:

- a) Derrick Eichelberger will be leaving tonight at 5:45p.m.
- b) Stephanie Christoff will be absent tonight.

3. Randy Mudge announced he would be leaving at 4:45p.m.

E. Subcommittee Reports.

Christine Pierron stated that she attended the Neighborhood Preservation Ordinance Sub-Committee meeting on Friday, February 18, 2005, on behalf of Bruce Bartlett. The topic of discussion included grading issues within the Hillside Design District. The final decision would be to allow up to 350 cubic yards of grading under the footprint and up to 250 cubic yards of grading outside the footprint. City Staff will prepare brief Staff Reports which will provide additional information in assisting the Board members with the review of plans.

F. Possible Ordinance Violations.

Christine Pierron stated that there are multiple units at 1011 North Milpas Street that have red cap roofing.

Discussion Item: Solar Discussion item, Senior Planner, Jaime Limon and Karen Feeney, Project Coordinator.

Jaime Limon provided the Board with an overview of the "Million Solar Roofs Implementation Plan" which will help promote the use of solar energy in Santa Barbara. The ABR and the HLC will be asked to assist in the development of design guidelines to assist with the installation of solar panels on roofs. Mr. Limon advised the Board of the Assembly Bill 2473, which would exempt most solar system installations from Design Review.

Karen Feeney encourages the City Santa Barbara to use solar panels. Given the location of the City and the amount of sunshine received, solar energy would be beneficial. Surrounding communities have become progressive with their solar use. The high cost of solar energy and the institutional and educational aspect are of course, barriers. Ms. Feeney raised the question as to how Santa Barbara could incorporate solar systems with new buildings so that they would be architecturally compatible with the structures. There are currently some manufacturers who are exploring red solar panels to match red tile roofs. As a community, Ms. Feeney would like to work together to develop guidelines which will benefit the community in bringing solar energy to Santa Barbara.

CONCEPT REVIEW - CONTINUED ITEM**1. 2280 SANTIAGO RD**

A-1 Zone

Assessor's Parcel Number: 019-072-003
Application Number: MST2004-00225
Owner: Joseph E. Johnston, III
Applicant: Lisa Johnston
Applicant: James Macari

(Proposal to increase the size of the recently approved 882 square foot accessory building below the 882 square foot garage by an additional 394 square feet. The project will result in a 2,158 square foot detached building on a 2.79 acre lot located in the Hillside Design District. A modification is requested to allow the detached accessory space to exceed 500 square feet. Proposal will also include an 840 square foot detached three-car carport, as well as, a pool with a 189 square foot open pavilion, 1,086 square foot trellis and associated site walls. Proposal requires 1,324 cubic yards of grading.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL IS REQUIRED FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)

(3:34)

James Macari, Applicant, and Mark Morando, Assistant Planner, present.

Staff Comments: Mark Morando stated that the project has been revised to include an additional pool area with site grading that will also include a trellis and a three-car carport which will require a modification.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The site is isolated and the proposal would not be visible to the public. 2) The modification has no visual impact to the public. 3) The pool design with the retaining walls is acceptable due to the lack of public visibility, but is inconsistent with the topography and grading. 4) The Board finds the landscaping to be acceptable; however, the applicant is to provide an Oak tree protection plan.

Action: Bartlett/Wienke, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

2. 1429 OLIVE ST

R-3 Zone

Assessor's Parcel Number: 029-022-008

Application Number: MST2002-00531

Owner: Richard Weger & Kathleen Dagg

Architect: Jyl Ratkevich

(The subject project involves a proposal for a new 1,843 square foot, three-story, three-bedroom condominium unit with an attached 430 square foot two-car garage on a 6,250 square foot lot. The existing 1,206 square foot, one-story, two-bedroom, single family residence with an attached 240 square foot one-car carport would be converted to a condominium unit and an additional garage space would be provided. An existing elm tree would be removed.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(4:00)

Jyl Ratkevich, Architect and Bob Fowler, Landscape Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) The window proportions shall be in keeping with the prior ABR design submittal, especially on the southeast elevation. 2) The Board does not promote the use of synthetic grass. 3) The Board looks forward to high quality detailing.

Action: Bartlett/Eichelberger, 4/0/2. Manson-Hing, Mudge abstained. Christoff, LeCron absent.

CONCEPT REVIEW - CONTINUED ITEM**3. 547 OWEN RD** A-2 Zone

Assessor's Parcel Number: 015-202-044
Application Number: MST2004-00756
Owner: Marilyn Distelrath
Architect: Eberhard & Associates

(Proposal to construct a two-story 3,245 square foot single family residence with an attached 485 square foot two-car garage, and a detached 240 square foot accessory structure on a 1.87 acre lot in the Hillside Design District.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-98.)

Motion: Postponed two weeks at the applicant's request.
Action: Wienke/Eichelberger, 6/0/0.

CONCEPT REVIEW - NEW ITEM**4. 229 LA JOLLA DR** E-3/SD-3 Zone

Assessor's Parcel Number: 041-363-008
Application Number: MST2005-00047
Owner: Lisa M. & Tom Carosella
Architect: Banyan Architects

(Proposal for a 345 square foot first floor addition, 180 square foot addition to create a new second story, and remodel for an existing 1,620 square foot residence with a two car garage. The project includes a new clerestory, entry elements, and site wall that require zoning modifications to encroach into the required front yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COASTAL EXCLUSION AND MODIFICATIONS.)

(4:25)

Public comment opened at 4:32p.m.

Chair Pierron read a letter submitted from Robyn and Philip Palmquist, which stated that the project will block their ocean view and will diminish the value of their home. Instead of looking at the view of the ocean, they will now be looking at the view of a building.

Barbara Greene, neighbor, stated that she doesn't mind the expansion of the project, but objects to the size as it will obstruct her view and the views of other neighbors. Mrs. Greene believes it will also affect the monetary value of her property.

David Greene, neighbor, stated that because of the proposed height of the project, he will lose his view and he does not think it is fair that their view and the views of other neighbors will be lost.

Public comment closed at 4:37p.m.

- Motion: Continued indefinitely to the Modification Hearing officer and back to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board finds the house alterations within the setback to be supportable and are an improvement to the aesthetic quality of the house. 3) The house is located on a corner lot and is impacted by the double front yard setback. 4) Most of the Board supports the modification request for the privacy screen walls, as it is replacing a fence and is compatible with the architecture, however, one Board member has transportation and safety concerns. 5) The second story addition is modest and nicely conceived. 6) The Board finds the second story addition to be very small resulting in only a small loss of view. The Board does not have any purview over protection of private views. 7) It is suggested the applicant trim the lower branches of the larger scale trees to find ways to help promote view pockets and to work with neighbors regarding view issues.
- Action: Manson-Hing/Wienke, 6/0/0.

CONCEPT REVIEW - NEW ITEM

5. 121 S HOPE AVE

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2005-00051
Owner: Patricia S. Nettleship, Trustee
Applicant: International Environmental Manage
Architect: Jonathan Matson
Owner: Macerich Company

(Proposal to demolish eight trash enclosures and provide eight new parking spaces for La Cumbre Plaza. Proposal will also include the construction of a compactor enclosure which will eliminate seven parking spaces (net gain of one space).)

(4:56)

Jonathan Matson, Architect, present.

- Motion: Preliminary Approval of the project and continued indefinitely back to the Consent Calendar with the following conditions: 1) The Board prefers the natural split faced block with a color that is closer to the color of the painted building, yet would accept the painted tan color. 2) The Board would prefer to see a complimentary color to the tan for the gates. 3) The Board finds this is an acceptable project and is an improvement to the existing conditions. 4) The applicant is to provide screen landscaping in the swath of land between the proposed screening wall and retaining wall.
- Action: Eichelberger/Wienke, 5/0/0. LeCron, Christoff, Mudge absent.

CONCEPT REVIEW - CONTINUED ITEM**6. 735 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-121-018
Application Number: MST2004-00427
Owner: John Kelly
Architect: Design Group
Applicant: Steven Hartmann
Applicant: Raymond Appleton

(Proposal for a new 528 square foot office, a 100 square foot metal storage structure, an attached 49 square foot deck, and two additional accessory structures including a 197 square foot auto waxing tent and a shaded 28 square foot rest area.)

(Second Concept Review.)

(5:14)

Raymond Appleton, Applicant, present.

Motion: Preliminary Approval of the project and continued indefinitely to the Consent Calendar with the following conditions: 1) The two pole lights shall be removed or replaced with traditional, smaller scale lights. 2) The applicant is to provide a landscape plan. 3) The wood posts for the chain railing at the edge of the property shall be stained an earth color.

Action: Wienke/Bartlett, 5/0/0. LeCron, Christoff, Mudge absent.

CONCEPT REVIEW - CONTINUED ITEM**7. 906 GARCIA RD**

R-3 Zone

Assessor's Parcel Number: 029-252-001
Application Number: MST2004-00755
Owner: James Brett Harrison
Architect: Mark Wienke

(Proposal to demolish a detached 627 square foot garage and construct a 1,223 square foot addition to an existing one story 1,037 square foot single family residence with an attached 526 square foot two car garage. The project will result in a two story 2,260 square foot single family residence with an attached 526 square foot garage on a 5,871 square foot lot located in the Hillside Design District.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:26)

Mark Wienke, Architect, and Brett and Mary Harrison, Owners, present.

Public comment opened at 5:38p.m.

Chair Pierron read a letter submitted from Mr. and Mrs. Crespo which stated that they are concerned that the Architect, Mark Wienke is also an appointed ABR member. Mr. and Mrs. Crespo are also concerned about the negative impact on their property.

Chair Pierron read a letter submitted from Mr. and Mrs. Stratford-Jones, which stated they are concerned with the height and bulk of the project. The project would not be in the overall best interest of the neighborhood.

Chair Pierron read a letter submitted from Jonita Beucal which stated she is in support of the project and that the renovation is a welcome addition to the neighborhood.

Chair Pierron read a letter from Loren Leong and Frances McCutcheon, which stated that the project is positive and beneficial to the neighborhood and provides a beautiful entrance to the start of the street. The height and scale of the remodel also brings a better balance to the neighborhood.

Chair Pierron read a letter from Dave and Cynthia Ardell, which stated they have seen the plans and the drawings and support the project. They are comfortable with the scale and height of the design and applaud the eclectic nature of the design.

Sue Lang stated that she and her husband support the project and have viewed the story poles from their home and consider the project to blend well with the eclectic style of the neighborhood.

Kathy Stratford Jones stated that she believes that this project is an unusual circumstance since Mr. Wienke is the architect and a Board member.

A letter was submitted from Wes and Inger Bortolazzo which stated that the mass, bulk and scale of the project does not appear to be any larger than any other recent projects in the surrounding area.

Public comment closed at 5:49p.m.

Continued indefinitely with comments only: 1) Three of the four Board members would like the contemporary design to mesh better with traditional Santa Barbara architecture, materials and colors. 2) Modulate the forms with a mass based architecture. 3) One Board member referred to the current contemporary articulation as a fractured contemporary and the forms should move with less thinner parts. 4) Collectively, the Board finds the overall size, bulk and scale consistent with the neighborhood. 5) The size and style is compatible with the Milpas Street commercial zone. 6) Some Board members are concerned with the height of the stair tower. 7) The Board understands there are other three story buildings in the neighborhood, and therefore can find a three story element consistent with the neighborhood. However, the Board is concerned with the amount of the proposed three story. 8) The Board appreciates that the proposal as presented does not require any modifications.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 325 N ALISOS ST

R-2 Zone

Assessor's Parcel Number: 031-371-006
Application Number: MST2005-00042
Owner: Ana D. Shi
Architect: Elisa Garcia

(Proposal to construct a 257 square foot addition to an existing 1248 square foot garage and hobby area. The proposal includes the conversion of the structure into 732 square foot residential unit, a 533 square foot two-car garage and a 213 square storage area. The property is currently developed with two existing residential units that are proposed to remain unaltered. Three uncovered parking spaces and one covered parking space are provided for the existing residences.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:12)

Jim Silva, Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board is comfortable with the change of use, but sees opportunity to upgrade the existing structure by adding more windows and doors around the front entry. The addition of French Doors would add more light and increase the quality of the interior space. 3) Upgrade the quality of the porch. 4) Replace the industrial garage doors with residential style garage doors. 5) Replace the existing flood light with decorative light fixtures. 6) Provide nice trim around the new windows and doors. 7) Enclose the electric meters and internalize the conduit to the meters. 8) Transportation Dept. is to confirm with Fire Department and Public Works regarding the parking configuration and driveway dimension. 9) Callout a trash area that is not located within the setbacks. 10) Provide a color scheme for all structures to be improved.

Action: Bartlett/Wienke, 4/0/0.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 1327 LOS ALAMOS PL E-3/SD-3 Zone

Assessor's Parcel Number: 045-195-020
 Application Number: MST2002-00293
 Owner: William Sunkel, Trustee
 Architect: Bill Wolf
 Applicant: William Sunkel

(Proposal to construct a 504 square foot, first-floor addition and an 800 square foot, second-story addition to an existing 1,029 square foot, one-story, single-family residence with an attached two-car garage on a 7,054 square foot lot. The proposal includes an 88 square foot, second-story deck.)

(Review after final to reinstate a second one year time extension. The previous time extension will expire 3/10/05.)

Final Approval of the Review After Final with a one year time extension granted. The design review expiration date is now 3/10/06.

REVIEW AFTER FINAL

B. 315 S CANADA ST B R-3 Zone

Assessor's Parcel Number: 017-300-028
 Application Number: MST2003-00460
 Owner: Joseph Antonucci
 Architect: Dwight Gregory

(Proposal to demolish and rebuild the existing two-car garage and front porch, and construct a 1,363 square foot, two-story residential unit to be attached to the existing 685 square foot, one-story residence on a 5,085 square foot lot. The proposal also includes a 129 square foot addition to expand the existing residence. Two additional uncovered parking spaces are proposed.)

(Review after Final changes to the windows and door trim to stucco.)

Final Approval of the Review After Final as noted on the plans.

NEW ITEM

C. 602 E MONTECITO ST

M-1 Zone

Assessor's Parcel Number: 017-030-003
Application Number: MST2005-00080
Owner: Levon Investments, LLC
Architect: Diamond Pacific
Applicant: Lenvik and Minor
Contractor: John Donaldson Construction

(Proposal to install one new overhead door and two new entry doors to an existing commercial building.)

Final Approval as noted on the plans.

NEW ITEM

D. 819 N SALSIPUEDES ST

R-3 Zone

Assessor's Parcel Number: 031-031-008
Application Number: MST2005-00090
Owner: Elai Ne Webster
Applicant: Ron Sorgman

(Proposal to replace existing 30-60 inch tall retaining wall.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Continued one week to the ABR Consent with the following comments: 1) Explore relocating the retaining wall 10 feet away from the front property line to avoid a modification. 2) Consult Public Works regarding the possibility of altering the City owned retaining wall along the front property line.

**** MEETING ADJOURNED AT 6:30 P.M. ****