



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 30, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair – Absent
 CHRISTOPHER MANSON-HING, Vice-Chair – Present
 CLAY AURELL – Present
 JIM BLAKELEY – Absent
 GARY MOSEL – Present
 RANDY MUDGE – Present, (out from 3:07 p.m. until 5:48 p.m.)
 DAWN SHERRY – Present
 PAUL ZINK – Present

CITY COUNCIL LIAISON:

GRANT HOUSE – Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT – Absent

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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on July 26, 2007, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Tony Fisher, St. Francis Friends and Neighbors: minutes of July 9, 2007, Item #5, 601 Micheltorena.

B. Approval of the minutes of the Architectural Board of Review meeting of July 24, 2007.

Motion: To postpone the approval of the minutes of the Architectural Board of Review meeting of July 24, 2007, to the August 13, 2007, ABR meeting.

Action: Zink/Aurell, 6/0/0 (Wienke, Blakeley absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Boardmember Sherry with the exception of the landscaping for Items D and E, reviewed by Boardmember Mudge.

Action: Zink/Sherry, 6/0/0 (Wienke, Blakeley absent).

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

1. Ms. Bedard reported that no ABR Secretary addressed emails were retrieved during the period of Wednesday, July 25, 2007 to the present date, July 30, 2007.

2. Boardmember Sherry announced she will be stepping down on Item 5, 516 & 518 W. Los Olivos Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM**1. LOMA ALTA**

A-1 Zone

Assessor's Parcel Number: 035-050-0RW

Application Number: MST2006-00591

Owner: City of Santa Barbara

Applicant: Tom Conti

Owner: City of Santa Barbara

(Proposal for construction of sidewalk and street lighting on Loma Alta Drive, between Coronel Road and Canon Perdido Street, in the public right-of-way.)

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

Time: 3:13 p.m.

***** THE BOARD RECESSED FROM 3:14 P.M. UNTIL 3:19 P.M. *****

Present: Tom Conti, Applicant, and David Stubchaer, Supervising Engineer for the City of Santa Barbara

Public comment opened at 3:44 p.m. The following individual(s) spoke in favor or opposition: Paula Westbury, opposed. Public comment closed at 3:49 p.m.

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

- 1) The Board believes the project is good and serves as an important improvement to a signature City street but requests more research into stronger feasibility of different aspects of proposal so the Board can make more reliable findings.
- 2) The double guard rail is not compatible with Hillside Design Guidelines as it moves away from traditional and is potentially problematic with impeding inside posts to pedestrians traffic.
- 3) Further study is required to not use chain link fencing on the outside of the sidewalk.
- 4) Study lighting standards to alleviate possible light pollution across the hill, compatibility with existing light fixtures, and potentially hazardous location of the light posts to vehicular traffic.
- 5) The Board appreciates the incorporation of additional vegetation and trees at strategic locations, and looks forward to a preliminary landscape plan.
- 6) The existing turn out shall be incorporated into the plan to the middle of the roadway, and the sidewalk contoured with the proposed turn out for better utilization.
- 7) The Board would like to see potential locations for pedestrian furniture along the roadway which might be incorporated in the future.
- 8) Study bike paths and signage for proposal.

Action: Mosel/Sherry, 5/0/0 (Wienke, Blakely, Mudge absent).

CONCEPT REVIEW - NEW ITEM**2. 432 W ISLAY ST**

R-4 Zone

Assessor's Parcel Number: 027-011-016

Application Number: MST2005-00512

Owner: Rollin F. Perry

Architect: Brian Nelson

(Proposal to demolish the existing 1280 square foot single family residence and construct three two-story two-bedroom residential condominiums on a 7,250 square foot lot in the R-4 zone. The project consists of 3,696 net square footage of living space for the attached three units. The proposed net square footage including the garages is 5,054 square feet. Project requires review by the Staff Hearing officer for requested zoning modifications.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND REVIEW BY STAFF HEARING OFFICER FOR MODIFICATIONS.)

Time: 4:21 p.m.

Present: Brian Nelson, Project Architect/Applicant; Jack Kessel, Landscape Architect; Faye Perry, Property Owner.

Public comment opened at 4:38 p.m. The following individual(s) spoke in favor or opposition: Paula Westbury, opposed. Public comment closed at 4:40 p.m.

Mr. Jaime Limón, Senior Planner, clarified issues regarding the 25-foot minimum creek setback by City Ordinance, and that the Planning Commission has ultimate authority to mandate buffer zones to protect and re-establish the natural environments in and around the City's creeks. Mr. Limon stated that straw votes should not be taken regarding the requested Modifications.

Motion: Continued indefinitely to the Full Board with comments:

- 1) The length of the roofscape could be broken up on the west elevation. Study elements to break up the length.
- 2) Chimney on the second floor west elevation is problematic and needs to be re-examined.
- 3) Study the massing at the master bathroom of Unit C in its relationship to the terrace of Unit C as it cantilevers into the garage.
- 4) The architecture on the south elevation facing the street requires more depth to make the elevation work as an inviting porch feel, as opposed to a stoop and roof eave feel.
- 5) Although at least one Boardmember supported the modification for the building to come toward the west property line, the applicant should study the amount of second floor in line with the intrusion into the side yard setback, as it should not intrude as much into the side yard setback on the second floor west elevation.
- 6) The mail boxes should be designed to be obvious and electrical and gas meters should be designed to be inconspicuous.
- 7) Study a well-defined sense of entry for Unit B.

Action: Sherry/Zink, 5/0/0 (Wienke, Blakeley, Mudge absent).

FINAL REVIEW

3. 1706 CLIFF DR

E-3 Zone

Assessor's Parcel Number: 035-160-008
 Application Number: MST2007-00143
 Owner: Patricia Le Gall
 Architect: James LeCron

(Proposal to remodel an existing 1,099 square foot one-story single-family residence and construct a 1,384 square foot two-story addition to the rear. The existing detached 374 square foot two-car garage will become attached to the residence as a result of the project. The proposal includes new garden walls and entrance gates.)

(Final Approval is requested.)

Time: 5:25 p.m.

Present: Jim LeCron, Architect.

Public comment opened at 5:29 p.m. The following individual(s) spoke in opposition: Paula Westbury; Peggy Cornell; Ronald Freund. Public comment closed at 5:40 p.m.

Motion: Final Approval with conditions:

- 1) Add a post to the second floor deck mid-span.
- 2) Add a high quality aesthetic spark arrestor.
- 3) Take protective measures for the existing tree on the west side property line.

Action: Zink/Sherry, 4/0/1 (Wienke, Blakely, Mudge absent, Boardmember Mason-Hing abstained).

***** THE BOARD RECESSED FROM 5:50 P.M. UNTIL 6: 09 P.M. *****

PRELIMINARY REVIEW

4. 116 E YANONALI ST

OC/SD-3 Zone

Assessor's Parcel Number: 033-083-018
 Application Number: MST2006-00361
 Owner: 116 East Yanonali, LLC
 Owner: DBN Yanonali, LLC
 Architect: The Conceptual Motion Company

(Proposal to construct a three story mixed use building consisting of six residential units totaling 8,588 square feet and six new commercial spaces totaling 4,615 square feet. The proposal includes demolition of the existing 7,343 square foot warehouse/office on the 11,880 square foot parcel, located in the Coastal Zone. Modifications would be required to provide fewer than the required number of parking spaces and less than the required open yard area.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-07, APPROVED ON 7/19/2007.)

Time: 6:09 p.m.

Present: Steve Yates, Architect/Designer; Gerhard Meyer, Project Architect; Penn Hsu; Lane Goodkind, Landscape Architect for Conceptual Motion Company; and Steve Delson for (owner) DBN Development, LLC.

Staff reported that the proposed project has a pending Planning Commission resolution from approval on July 19, 2007, subject to the following conditions related to design: a. Adjust the height to be lowered one foot on the Yanonali portion of the building to 41 feet, 3 inches. b. Make the landscape plan consistent with the building plans. c. Add photovoltaic panels on the roof.

Public comment opened at 6:48 p.m. The following individual(s) spoke in opposition: Paula Westbury. Public comment closed at 6:50 p.m.

Motion: Preliminary Approval and continued two weeks to Full Board with comments:

- 1) On the elevation sheets and roof plan, coordinate and ensure that the sloping roof on the west elevation is accurate on all other elevations and roof plans to 41 feet, 3 inches.
- 2) Study the orientation of the photo voltaic panels for maximum sun exposure.
- 3) Study the Yanonali Street side panels of gate for more cohesiveness with the planned wave pattern style.
- 4) Study the use of the material palette for cohesiveness within the separate areas of the elevations.
- 5) Study the landscaping concept in the base of the interior courtyard entry from the ground floor to second floor.
- 6) Restudy the trellis on Yanonali Street.
- 7) Study the railings on the third floor balconies for cohesiveness with other balconies throughout the project.
- 8) Details on Sheet 2504 of plans need to be complete.
- 9) Study the entry gates, upper railing, and Gray Avenue trellis for a method to add cohesion to the materiality and design of the entire project.
- 10) **LANDSCAPING:** Restudy the glass acoustic barrier and railing, consider eliminating the fencing at the parking to allow the other fence and art elements to stand out and will preclude planting of trees in narrow planters, reconsider the street trees to be evergreen species, restudy the landscaping for an appropriate water feature, and restudy the galvanized finish and choice of materials.
- 11) Restudy the lighting fixtures to be down-glow and not pointing straight out like those proposed on the plans as round or square, and to not use night glow.

Action: Sherry/Aurell, 6/0/0 (Wienke, Blakely absent).

PRELIMINARY REVIEW**5. 516 & 518 W LOS OLIVOS ST**

R-3 Zone

Assessor's Parcel Number: 025-160-015

Application Number: MST2007-00118

Owner: Bruce Burke

Architect: Dawn Sherry

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 056-07.)

Time: 7:43 p.m.

Present: Dawn Sherry, Applicant; Bruce Burke, Owner.

Public comment opened at 7:49 p.m. The following individual(s) spoke in opposition: Paula Westbury.
Public comment closed at 7:52 p.m.

Motion: Preliminary Approval and return to Consent Calendar with comments:

- 1) Skylights shall be very low profile and dark brown in color.
- 2) Applicant to provide a sample of type of paver to be used in the driveway and front entry.
- 3) Applicant to include a tree near west elevation of Unit 2 close to the entry.

Action: Aurell/Mosel, 5/0/0 (Wienke, Blakely absent, Boardmember Sherry stepped down).

PRELIMINARY REVIEW

6. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Joe Andrulaitis/Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of the Architecture.)

Time: 7:54 p.m.

Present: Joe Andrulaitis, Architect.

Public comment opened at 8:12 p.m. The following individuals/representatives spoke in opposition: Tony Fischer, for St. Francis Friends and Neighborhoods, Jan Winford, Jim Westby, Paula Westbury.
Public comment closed at 8:22 p.m.

Mr. Marshall clarified that the amount of requested modifications were reduced due to changes in the design.

Mr. Limon clarified that staff is currently in the process of preparing a staff report reflecting the changes to the site plans and project, and will verify with the Planning Commission whether they agree with staff on the substantial conformance issue.

Motion: Continued two weeks to the Full Board with comments:

- 1) Regarding the elevations in general, the Board would like to see the complete elevations where applicable and wherever there is a change in grade that we see the actual grade in relation to those elevations. The Board would like to see the elevations presented with the key plan of the site just the immediate context of that adjacent building where it shows the proximity of the streets surrounding building faces, walkway or adjacent street.
- 2) The Board would like to see any additional information to be presented or reported in the plans.
- 3) In general, all the long structures the Board advises breaking up all roof elements into simple roof elements, i.e., a vent chimney, etc.
- 4) In general, study the side elements for all units for the occasional decorative element using wrought iron, railings, or planter holders to give the side elements some variety.
- 5) A UNITS: Study the deck parapets for breaking up the solids facing of the deck parapets, such as perforations in the wall, possible variations, and heights of those parapets.
- 6) B UNITS: The 6-foot patio overhang seems unwieldy. Study articulation to alleviate that visual appearance. Study a simple wall element that may break up the symmetry of this unit.
- 7) R UNITS: Study side element to break up the flat sides.
- 8) S UNITS: This element seems a little simple, and needs street charm and character.
- 9) RS UNITS: Need to add elevations of Unit A and show grades and retaining walls, etc., show the change of elevations and break up elements.
- 10) RSS UNITS: Study breaking up long roof elements, and parapet wall for perforation or some other element to assist that those side elevations.
- 11) The Board continues to appreciate the applicant's site planning efforts, and looks forward to reviewing updated landscaping plans, the scale of the building plans, articulations, and elevation improvements.

Action: Zink/Aurell, 6/0/0 (Wienke, Blakely absent).

CONSENT CALENDAR**FINAL REVIEW****A. 1759 GRAND AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-006
Application Number: MST2006-00746
Owner: 1759 Grand Avenue Associates, LLC
Owner: V. Sato
Architect: Kirk Gradin

(Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. The project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification was approved for an overheight wall along the driveway.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 025-07)

Final Approval as submitted.

FINAL REVIEW**B. 615 SUNRISE VISTA WAY**

E-1/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-023
Application Number: MST2007-00261
Owner: Bachir and Ellen Jirari Trustees

(Proposal to construct a 549 square foot ground-floor addition to an existing 2,820 square foot two-story single-family residence. Of the 549 square feet addition, 288 square feet of an existing deck will be converted into living space and the remaining 261 square feet will be new living space.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Continued indefinitely.

CONTINUED ITEM**C. 680 MIRAMONTE DR**

E-1 Zone

Assessor's Parcel Number: 035-251-005
Application Number: MST2007-00141
Owner: Michael A. Richardson
Architect: Hugh Twibell

(Proposal to replace an existing retaining wall and patio for a single-family residence in the Hillside Design District.)

(Final Review of Landscaping Plans.)

Final Approval as submitted.

FINAL REVIEW**D. 2027 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-322-002
Application Number: MST2006-00167
Owner: Ferer-Nissenson Family Living Trust
Architect: W. David Winitzky

(Proposal for additions to an existing 3,480 square foot single family residence consisting of a 445 square foot under-deck swimming pool cabana with a 153 square foot basement hall access. A new detached 500 square foot, two-car garage with a second story 500 square foot accessory space, and a new swimming pool and spa are also proposed. The project includes demolition of the existing under-deck swimming pool cabana, detached two-car garage, bath house, and removal of existing swimming pool and deck. Three modifications are requested for encroachment into the front yard setback on Green Lane: location of the garage and accessory structure in the front yard, construction of the swimming pool at less than 15 feet of the front property line, and a fence taller than 3.5 feet at the property line and alongside the driveway on Green Lane. 168 cubic yards of grading is proposed. The project is located on a 15,938 square foot through-lot with frontage on Santa Barbara Street and Green Lane.)

(Final Review of Landscaping.)

Final Approval as submitted.

NEW ITEM**E. 100 BLK S SOLEDAD ST**

Assessor's Parcel Number: 017-221-0RW
Application Number: MST2007-00365
Owner: City of Santa Barbara
Applicant: Amy Burgard

(The City of Santa Barbara Creeks Division is constructing a bioswale at the end of South Soledad St. adjacent to Sycamore Creek. The project location is at the end of the City right-of-way in the 100 block of S. Soledad. Construction will include digging at bioswale, planting in the bioswale, replacing transportation barrier with sandstone boulders. Bioswale will treat run-off which currently flow over the street and into the creek.)

(Review of Landscaping Proposal.)

Final Approval as submitted.

*** MEETING ADJOURNED AT 9:28 P.M. **