



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**JANUARY 24, 2018**

1:30 P.M.  
 David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

William La Voie, *Chair*  
 Anthony Grumbine, *Vice Chair*  
 Michael Drury  
 Steve Hausz  
 Ed Lenvik  
 Bill Mahan  
 Judy Orías  
 Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Irma Unzueta, Design Review Supervisor  
 Nicole Hernandez, Urban Historian  
 Pilar Plummer, Planning Technician  
 Jennifer Sanchez, Commission Secretary

**CALL TO ORDER**

The Full Commission meeting was called to order at 1:30 p.m. by Ms. Plummer.

**ATTENDANCE**

Commissioners present: La Voie, Grumbine, Drury (until 2:28 p.m.), Hausz, Lenvik, Mahan, and Veyna

Commissioners absent: Orías

Staff present: Hernandez, Plummer, and Sanchez

**GENERAL BUSINESS**

A. 2018 Election of Chair and Vice Chair:

Nominations for Chair: La Voie

**A vote was taken, and Commissioner La Voie was elected as Chair.**

Nominations for Vice Chair: Grumbine

**A vote was taken, and Commissioner Grumbine was elected as Vice Chair.**

B. 2018 Appointment of Consent Review Representatives and Subcommittees:

**Appointments were made to the following committees:**

	<u>Appointed</u>	<u>Alternate</u>
<b>Consent Calendar</b>		
Architecture	Mahan	Grumbine
Landscape	Veyna	<i>Vacant</i>
<b>Sign Committee</b>	Drury	Hausz
<b>Street Tree Advisory Committee</b>	Veyna	La Voie

**Arts Advisory Committee**

Drury

Hausz

**Subcommittees**

Design Awards

Drury, Lenvik, Mahan

Designations

Grumbine, Orías, Veyna

Events

Hausz, Mahan

Five-Year Historic Resources Work Program

Drury, La Voie, Mahan, Orias

Historic Surveys

Grumbine, Mahan, Orías

**Ad hoc Subcommittees**

Architectural Detail

Grumbine, La Voie, Mahan

Highway 101 High-Occupancy Vehicle (HOV)

La Voie

*Vacant*

Historic Structures Ordinance

La Voie, Mahan, Orías

Grumbine

Lower Mission Creek Design

Drury, Veyna

Multi-Unit & Mixed-Use Guidelines

Mahan

Orías

Outdoor Dining Patio Furniture

Drury, Mahan

Paseo Nuevo

Drury, Lenvik, Mahan

La Voie

Sign Ordinance Review

Drury

Hausz

C. Public Comment:

No public comment.

Public comment re-opened at 1:56 p.m.

Kellam de Forest wished to discuss the issue of two competing project approvals on the same site at 800 Santa Barbara Street and stated that this was used as a bargaining chip by the applicant.

D. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **January 10, 2018**, as amended.

Action: Hausz/Drury, 5/0/2. (Grumbine and La Voie abstained. Orías absent.) Motion carried.

E. Consent Calendar:

Motion: Postpone Item C.

Action: Drury/Mahan, 7/0/0. (Orías absent.) Motion carried.

Motion: Ratify the Consent Calendar of **January 24, 2018**, as reviewed by Commissioners Mahan (all items) and Veyna (Items E-I).

Action: Hausz/Mahan, 7/0/0. (Orías absent.) Motion carried.

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

1. Ms. Plummer announced the following:
  - a. At its meeting on January 23, the City Council denied the appeal and upheld the HLC's Project Design Approval for 800 Santa Barbara Street. The project will return to the HLC for Final Approval.
  - b. Commissioner Orías is absent from today's meeting, and Commissioner Drury will leave early.
  - c. Items 9 and 10, 610 and 618 Castillo Street, will be heard after Item 5 and will be heard concurrently; Item 6, 301 E. Yanonali Street, will be heard at the end of the agenda.
  - d. Regarding 206 E. Anapamu Street, the architect will provide an alternative solution for the removed trellis structure and will submit plans shortly.
  - e. As a reminder to the Commission, a description of stepping down and abstaining procedures was read.
2. Commissioner Hausz reminded staff about providing plans for the Dal Pozzo building at 530 Chapala Street to determine if it was constructed per the HLC-approved details. Ms. Plummer responded that she will provide plans at the next meeting.
3. Chair La Voie requested a discussion item about cultural landscapes, and would like to invite historians in the City and other interested parties to participate. He also reiterated a request for a discussion item about purview and meeting procedure.
4. Ms. Hernandez announced that the HLC's three City Landmark recommendations will be heard at the City Council meeting of February 27.

G. Subcommittee Reports:

1. Commissioner Drury read an email from Sarah Rubin, Director of the Santa Barbara County Office of Arts & Culture. Funds have been received for a new installation of sculptures on State Street for exhibition this spring. A panel will convene tomorrow to review applications and discuss anchoring. Commissioner Drury encouraged Ms. Rubin to apply for an agenda item at HLC to review the installation.
2. Commissioner Grumbine reported on the Designations Subcommittee meeting of January 24. The subcommittee discussed the next round of City Landmark designations. The Landmark nomination of the Mission Canyon corridor was also discussed; the decision of the subcommittee was to wait to see if the Mission Canyon Bridge project moves forward in the next year, and include a designation consideration as part of that project. If not, a cultural landscape designation will be pursued independently.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

**1. 428 CHAPALA ST**

**(1:55)** Assessor’s Parcel Number: 037-211-026

Owner: Casa De Sevilla Partners, LP

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Commercial Vernacular style house constructed in 1870 located at 428 Chapala Street. The item was continued on November 29, 2017.)

Actual time: 2:08 p.m.

Present: Alexandra Cole, Historian

Staff comments: Ms. Hernandez stated that the original Historic Structures/Sites Report found the structure eligible to be designated a Structure of Merit and was accepted by the HLC in 2005. Staff provided the Commission with this report, as well as a new, alternative analysis from Ms. Cole that discusses the integrity of the structure. The HLC should now have enough information from two points of view to decide if the structure meets the criteria for Structure of Merit designation. Ms. Hernandez also later clarified that the national standard for integrity is the current condition of the building, not if hypothetically it could be restored to convey its historical significance.

Public comment opened at 2:13 p.m.

Kellam de Forest asked about the period of significance of the building, which he considers not the year of construction, but when it was the premier restaurant in Santa Barbara.

Public comment closed at 2:14 p.m.

**Motion: Adopt Resolution 2018-1 to designate 428 Chapala Street as a Structure of Merit, based on the previous acceptance of the Historic Structures/Sites Report.**

Action: Grumbine/Drury, 6/1/0. (Lenvik opposed. Orías absent.) Motion carried.

The ten-day appeal period was announced.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

**2. 2219 CHAPALA ST**

**(2:00)** Assessor’s Parcel Number: 025-183-006

Owner: Brent H. Kimball

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house constructed in 1929 located at 2219 Chapala Street. The item was continued on November 29, 2017.)

Actual time: 2:28 p.m.

Present: Brent Kimball, Owner

Staff comments: Ms. Hernandez stated that staff provided the Commission with HLC meeting minutes from 2006 related to this property. At that time, a Historic Structures/Sites Report was not requested by either the Urban Historian or the Commission, implying that there was no perceived negative impact from the proposed alterations to the eligibility of the building to be designated a Structure of Merit.

Public comment opened at 2:44 p.m., and as no one wished to speak, it closed.

Commissioner comments: Commissioner Grumbine summarized a basis for removal from the Potential Historic Resources List, which is the loss of almost all original material from the building frontage.

**Motion:** Remove 2219 Chapala Street from the Potential Historic Resources List.  
**Action:** Mahan/Lenvik, 6/0/0. (Drury and Orías absent.) Motion carried.

### **MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

#### **3. 2127 DE LA VINA ST**

**(2:05)** Assessor's Parcel Number: 025-232-003

Owner: Anna Marie M. Alvarez

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Craftsman style house constructed in 1918 located at 2127 De La Vina Street. The item was continued on November 29, 2017.)

Actual time: 2:53 p.m.

Present: Michael Alvarez, son of the Owner

Staff comments: Ms. Hernandez stated that staff provided the Commission with the original Historic Structures/Sites Report, accepted by the HLC in 2002. The report found the proposed additions and alterations did not have a negative impact on the eligibility of the building to be designated a Structure of Merit.

Public comment opened at 3:00 p.m., and as no one wished to speak, it closed.

Commissioner comments: Commissioner Hausz summarized a basis for removal from the Potential Historic Resources List, which is significant alterations, beyond what was reviewed in the HSSR, that have changed the appearance of the building.

**Motion:** Remove 2127 De La Vina Street from the Potential Historic Resources List.  
**Action:** Mahan/Veyna, 4/1/1. (La Voie opposed. Grumbine abstained. Drury and Orías absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****4. 219 E HALEY ST****M-C Zone**

**(2:15)** Assessor's Parcel Number: 031-202-014  
 Application Number: MST2016-00078  
 Owner: Price Living Trust  
 Architect: Greg Christman

(This is a one-time pre-application consultation. Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 14 two-bedroom units (8 townhomes, 5 flats), 16 one-bedroom units, and 5 studios, totaling 35 residential units and 26,093 square feet, with an average unit size of 732 square feet. Also proposed are two commercial spaces totaling 1,816 square feet. Total development on site will be 52,055 square feet. The proposed density on this 25,541 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 35 covered parking spaces for the residential units and 7 covered parking spaces for the commercial area, with 38 spaces required. Grading is yet to be determined. Planning Commission review is required.)

**(A. Review of the Historic Structures/Sites Report prepared by Alexandra Cole for 219 E. Haley. The report found the property does not meet the criteria to qualify as a historic resource.)**

Actual time: 3:11 p.m.

Present: Alexandra Cole, Historian

Staff comments: Ms. Hernandez stated that a project is proposed at 219 E. Haley Street. The reports evaluate the significance of that property and 221 E. Haley Street, which is on the Potential Historic Resources List, to evaluate if the properties have historic significance and if so, the impacts of the proposed project on the properties. Ms. Hernandez agrees with the conclusions of the reports that the setting and both properties have lost integrity; due to alterations, the structures no longer present a cohesive interpretation of a bungalow court of this period.

Public comment opened at 3:14 p.m.

Kellam de Forest stated that the proposal for a mixed-use building will change the look of this neighborhood of small residential units.

Public comment closed at 3:17 p.m.

**Motion: Continue two weeks with comments:**

1. Provide a site plan showing a plot map of the existing structures.
2. Annotate photographs with clear indication of contributing and non-contributing elements.
3. Discuss the significance of the original development pattern represented by the site as a whole, and then how individual structures have been modified.

Action: Mahan/Grumbine, 6/0/0. (Drury and Orías absent.) Motion carried.

**(B. Review of the Historic Structures/Sites Report prepared by Alexandra Cole for 221 E. Haley. The report found the property does not meet the criteria to qualify as a historic resource.)**

Actual time: 3:27 p.m.

Present: Alexandra Cole, Historian

Staff comments: Ms. Hernandez reiterated that she agrees with the conclusions of the reports that the setting and structures have been altered significantly, and the property does not rise to the level of a historic resource that conveys a sense of time and place.

Public comment opened at 3:31 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. Provide a site plan showing a plot map of the existing structures.
2. Annotate photographs with clear indication of contributing and non-contributing elements, and in this case, what is reversible.
3. Discuss the significance of the original development pattern represented by the site as a whole, and then how individual structures have been modified.

Action: Hausz/Mahan, 6/0/0. (Drury and Orías absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:33 TO 3:44 P.M. \***

**CONCEPT REVIEW - CONTINUED****5. 1700 BLK E CABRILLO BLVD 1693 SEG ID**

**(2:25)** Assessor's Parcel Number: ROW-001-693  
Application Number: MST2017-00526  
Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating a quarter mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Environmental Review will also be conducted.)

**(Second Concept Review. Comments Only. Project was last reviewed on September 6, 2017.)**

Actual time: 3:44 p.m.

Present: James Faber, Project Manager, Ty Lin International; David Black, Landscape Architect; and Alex Ubaldo, Project Engineer, Dan Gullett, Supervising Transportation Planner, & Stephanie Diaz, Contract Planner, City of Santa Barbara

Staff comments: Ms. Diaz stated that at this time, the applicants have submitted a landscape plan for the project, and would like to focus today's discussion on that topic. After they have discussed the design of the railroad bridge with Union Pacific, they will return to HLC.

Public comment opened at 4:06 p.m.

Kellam de Forest stated that the view coming into Santa Barbara from Montecito is important, and the proposed landscape will hinder the view of the Bird Refuge with too many palm trees. He proposed other plant material, such as sycamores.

Public comment closed at 4:08 p.m.

**Motion: Continue indefinitely with comments:**

1. The Commission thanks the applicant for a beautiful presentation and the considerable effort.
2. The landscape proposal needs to represent the variety, naturalness, and picturesqueness of the Olmsted brothers' work.
3. Provide a variety of plant material to represent the transition from Cabrillo Boulevard to Montecito.
4. Provide vistas and a variety of experiences.
5. Provide variety and naturalness in the expression of the stonework.
6. The proposal needs human scale, with separation of the pedestrian from the automobile by significant landscaping. Choose palm trees, canopy trees, and sycamore trees with human scale.
7. The lighting needs to add to the romance; it should be lit like a park instead of a freeway off-ramp.

Action: Mahan/Grumbine, 6/0/0. (Drury and Orías absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

**6. 301 E YANONALI ST**

**M-1/SP-2/SD-3 Zone**

**(3:25)**

Assessor's Parcel Number:	017-630-005
Application Number:	MST2012-00494
Owner:	The Wright Partners
Agent:	Suzanne Elledge Planning & Permitting
Architect:	The Cearnal Collective, LLP

(Proposal to construct a new 25,550 square foot, single-story commercial building and a new 8,065 square foot, two-story commercial building with 138 surface level parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit and Development Plan square footage is required.)

**(Sixth Concept Review. Comments Only. Project requires review by Planning Commission. Project was last reviewed on November 29, 2017.)**

**\* The item was heard out of order. \***

Actual time: 5:23 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective, LLP; Katie Klein, Landscape Architect, CJMLA; and Trish Allen, Agent, SEPPS

Public comment opened at 5:33 p.m., and as no one wished to speak, it closed.

**Motion: Continue to the Planning Commission with comments:**

1. The Commission finds that Compatibility Analysis Criteria have been met (per SBMC 22.22.145.B.) as follows:
  - a. The architecture is compatible with the City Charter and El Pueblo Viejo Guidelines, and is a commendable design.
  - b. The size, bulk, and scale are acceptable.

- c. The applicant has modified the site to maximize mountain views from the street and the neighborhood.
- d. The open space is adequate and sensitively handled, as is the creek restoration, which is a significant part of this project.
2. The pergola should better address the street corner and be more rustic in design.
3. The entrance to the east should be reconsidered and be more traditional east of the tower.
4. On-site circulation for deliveries should be carefully considered.
5. The parking lot paving should be carefully considered to be either more formal (in a Hispanic way) or more organic in form.
6. The circulation across the site should be in a path-of-travel design.

Action: Hausz/Veyna, 6/0/0. (Drury and Orías absent.) Motion carried.

## **FINAL REVIEW**

### **7. 100 BLK STATE ST**

**(4:10)**

Assessor's Parcel Number:	ROW-002-066
Application Number:	MST2017-00821
Owner:	City of Santa Barbara
Applicant:	Teri Green

(Proposal to remove the existing bus bench and shelter within the public-right-of way adjacent to the Harbor View Inn project located at 101 State Street. The existing Lockheed Mural will remain, but the adjoining wall will be removed as a part of the project. All bricks affected would be replaced to match the existing sidewalk brick in color and pattern.)

**(Final Approval is requested. Project was last reviewed on January 10, 2018.)**

Actual time: 5:06 p.m.

Present: Victor Garza, Parking Superintendent and Teri Green, Associate Transportation Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the utility boxes next to the bus shelter were installed as part of the Hotel Californian private development, not as a City project. They are an Edison split meter for the streetlights at the corner of Mason and State Streets and are also located elsewhere on State Street. They were shown on plans as floating boxes during HLC review of the Hotel Californian, but were not specified as utility boxes.

**Motion: Final Approval as submitted.**

Action: Mahan/Hausz, 4/0/2. (La Voie and Lenvik abstained. Drury and Orías absent.) Motion carried.

**FINAL REVIEW****8. 1232 DE LA VINA ST****P-R Zone**

**(4:30)** Assessor's Parcel Number: 039-172-005  
 Application Number: MST2016-00489  
 Owner: City of Santa Barbara  
 Applicant: Justin Van Mullem

(The building is a designated Structure of Merit: Louis Lowry Davis Center. Proposal for minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing a new plaster and wood pergola and new 6-foot tall wrought iron fencing to enclose a new courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance, and the construction of two new trellis structures. New landscaping, site lighting, and interior alterations are also proposed. A Zoning Modification was approved to allow the proposed trellis to encroach into the required 10' interior setback.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution 042-17. Project was last reviewed on July 12, 2017.)**

Actual time: 5:12 p.m.

Present: Ellen Bildsten and Erica Obertelli, Bildsten Architecture & Planning; and Justin Van Mullem, Project Planner, Parks & Recreation Department, City of Santa Barbara

Ex parte disclosure: Commissioner Grumbine stated that he had a recent phone discussion with the architect about this project, but did not see plans.

Staff comments: Ms. Hernandez summarized the purpose of today's review. The applicant found the original plans, which reveal that the original arched doorway did not face De La Vina Street, but the parking lot. The original arched doorway was uncovered leading to the kitchen addition. The door to De La Vina Street was originally windows. The proposal shown today is closer to the original configuration of the building.

Public comment opened at 5:20 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval as submitted with comment that the Commission commends the design team for an excellent solution.**

Action: Mahan/Veyna, 4/0/2. (Hausz and Lenvik abstained. Drury and Orías absent.)  
 Motion carried.

**FINAL REVIEW****9. 610 CASTILLO ST****R-MH Zone****(5:00)**

Assessor's Parcel Number: 037-113-032  
 Application Number: MST2016-00423  
 Owner: Edward St. George Revocable Trust  
 Applicant: Shelby Messner  
 Architect: Keith Nolan

(The existing house at 612 Castillo Street is on the City's Potential Historic Resources List as a contributing structure to the potential Castillo Street Historic District. Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density (AUD) Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new 2-story buildings. The five residential units comprise of four 2-bedroom units, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in 5,974 square feet of development. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).)

**(Final Approval is requested. Project was last reviewed on May 31, 2017.)**

**\* The item was heard out of order.**

**The item was heard concurrently with Item 10. \***

Actual time: 4:46 p.m.

Present: Keith Nolan, Architect; and Philip Suding, Landscape Architect

Public comment opened at 5:01 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with comments:**

1. Relocate the pole light at the end of the driveway away from the turn-around area.
2. The cap on detail 42 should have a dimension of 1¼ inch thickness.
3. All other items are acceptable.

Action: Grumbine/Mahan, 4/0/2. (Hausz and Lenvik abstained. Drury and Orías absent.)  
 Motion carried.

The ten-day appeal period was announced.

**FINAL REVIEW****10. 618 CASTILLO ST****R-MH Zone**

**(5:30)** Assessor's Parcel Number: 037-113-028  
 Application Number: MST2016-00424  
 Owner: Edward St. George  
 Agent: Shelby Messner  
 Architect: Keith Nolan

(The existing Queen Anne Free Classic style house and sandstone wall in front of the house are on the City's Potential Historic Resources List as contributing structures to the potential Castillo Street Historic District. Proposal for a four-unit project developed under the Average Unit-Size Density (AUD) Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in a total of 5,078 square feet of development. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).)

**(Final Approval is requested. Project was last reviewed on May 31, 2017.)**

**\* The item was heard out of order.  
 The item was heard concurrently with Item 10. \***

Actual time: 4:46 p.m.

Present: Keith Nolan, Architect; and Philip Suding, Landscape Architect

Public comment opened at 5:01 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with comments:**

1. Relocate the pole light at the end of the driveway away from the turn-around area.
2. The cap on detail 42 should have a dimension of 1¼ inch thickness.
3. All other items are acceptable.

Action: Grumbine/Mahan, 4/0/2. (Hausz and Lenvik abstained. Drury and Orías absent.)  
 Motion carried.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 5:59 P.M. \***