



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 24, 2013
AGENDA DATE: October 30, 2013
PROJECT ADDRESS: 101 S. La Cumbre Rd (formerly known as 100 S. La Cumbre Rd)
(MST2013-00318)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Riegler, Assistant Planner

I. PROJECT DESCRIPTION

The 25,765 square foot site is developed with a 1,737 square foot gas station (closed since 2005), a surface parking lot, and related structures, all of which are proposed to be demolished. The project site is actively undergoing soil remediation for ground water contamination caused by Leaking Underground Storage Tanks. The proposal includes the redevelopment of the site with a one-story, 4,737 square foot commercial building, a 25-space parking lot, soil excavation, installation of remediation equipment and vapor intrusion barriers, and site improvements. The improvements include an outdoor seating area, installation of new landscaping, construction of a trash enclosure, and elimination of driveway aprons along the La Cumbre Road and Lane frontages. The discretionary applications requested for the project are:

1. A Front Setback Modification to allow a building greater than 15 feet in height to be constructed within the required 20-foot front setback on La Cumbre Road (SBMC §28.45.008 and §28.92.110);
2. A Front Setback Modification to allow a trash enclosure and bicycle parking within the required 10-foot front setback on La Cumbre Lane (SBMC §28.45.008 and §28.92.110); and
3. A Development Plan for 3,000 square foot of additional commercial development (SBMC §28.85).

Date Application Accepted: 9/11/13

Date Action Required: 12/10/13

II. RECOMMENDATION

With the approval of the requested Front Setback Modifications and the Development Plan as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer

approve the project, making the findings and subject to the conditions of approval outlined in Section VI of this report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Cearnal Andrulaitis	Property Owner:	Avenue 26 Holdings LLC
Parcel Number:	051-022-027	Lot Area:	39,352 sq. ft.
General Plan:	Commercial	Zoning:	C-2/SD-2
Existing Use:	Gas Station (Closed)	Topography:	2% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Non-Residential building	1,737 sq. ft.	+ 3,000 = 4,737 sq. ft.
Parking		19 spaces required 25 spaces provided

C. PROPOSED LOT AREA COVERAGE

Building: 5,018 sf 19.5% Hardscape: 16,881 sf 65.5% Landscape: 3,865 sf 15%

IV. DISCUSSION

The proposed project involves the demolition of the existing improvements for the former gas station, including a 1,737 square foot non-residential building and some of the remediation equipment, and the redevelopment of the parcel with a 4,737 square foot, non-residential building, a 25 space surface parking lot, trash enclosure, and associated site improvements. The applicant is proposing to provide six parking spaces in excess of the required parking, to allow additional flexibility of future tenant uses, such as a possibility of a small café or restaurant. The project was reviewed by Transportation staff, who requested public sidewalk improvements consistent with the City's Pedestrian Master Plan; therefore, public sidewalk improvements are being proposed along the La Cumbre Road frontage. Private pedestrian improvements are also proposed along the private road frontage at La Cumbre Lane. Additional public improvements are required to be constructed at the time of the redevelopment of this site, and must be noted on the plans prior to permit issuance (included as a condition of approval) The applicant must submit for a separate Public Works Permit for any construction that is located within the public right-of-way. Staff has added a condition of approval requiring that the public improvements are required to be constructed as a part of the redevelopment of the site and that said improvements shall be shown on the plans prior to a permit being issued.

A. FRONT SETBACK MODIFICATIONS

The project site is located on a corner lot at the northeast corner of the La Cumbre Road/La Cumbre Lane intersection. The proposed 21-foot tall, one-story building encroaches into both the primary front setback along La Cumbre Road and the

secondary front setback along La Cumbre Lane. Front Setback Modifications are request to allow the building and parking to encroach up to 17' – 6" into the required 20-foot front setbacks along both frontages. The project proposes to locate all enclosed floor area a minimum of ten-feet from the front property line along both frontages. A trellis and awning structures are proposed to be located in close proximity to the property line along both frontages.

An aerial and photograph (Exhibit C) demonstrates that the pattern of existing development along La Cumbre Road, La Cumbre Lane, and along the 3800 and 3900 Blocks of State Street. The aerial photography, as well as the photographs submitted by the applicant, demonstrates that many of the existing non-residential buildings are built with minimal setbacks, if any. The proposed building square footage will observe a greater setback from the street than most of the surrounding non-residential uses.

The proposed building is located towards the front of the lot, with the parking spaces at the rear of the businesses, consistent the Urban Design Guidelines and the Upper State Street Design Guidelines, as well as the pattern of development within in the sub-area defined by the Upper State Street Study. The trellis and awning structures provide shielding from direct sun on the windows, and enhance the streetscape by providing an identity to future business entrances, also consistent with the goals of the Upper State Street Study. In addition, the proposed awnings are consistent with the legislative intent of the SD-2 Zone, as the improvement does not increase the existing square footage, density of the development, or traffic. Staff supports the requested Front Setback Modification as designed, with the enclosed square footage observing a minimum setback of 10-feet from the front property lines, because the development is consistent with the legislative intent of the SD-2 Zone Setback, the Upper State Street Design Guidelines, the Urban Design Guidelines, and the pattern of development in the sub-area. In addition, the project will provide a "missing-link" of sidewalk provide pedestrian access from La Cumbre Road to shopping within La Cumbre Plaza

B. DESIGN REVIEW:

This project was reviewed by the Architectural Board of Review on three occasions: February 4, May 28, and July 8, 2013 (meeting minutes attached as Exhibit D). The City's Architectural Board of Review has found that, conceptually, the project is compatible with the surrounding neighborhood in size, bulk and scale, as discussed in the attached meeting minutes. The Board forwarded the project to the Staff Hearing Officer, and found that the proposed Front Setback Modification did not pose an adverse aesthetic impact or consistency issues with the Upper State Street or Urban Design Guidelines.

C. DEVELOPMENT PLAN APPROVAL

Santa Barbara Municipal Code § 28.85, which became effective on April 11, 2013, regulates the City's Nonresidential Growth Management Program. Pursuant to SBMC §28.85.020.N, the subject application was submitted prior to the effective date, and was allocated 3,000 square feet of additional development potential from the

previous allocation (Measure E). The project was reviewed by Staff for compliance with the standards for review listed in SBMC §28.85.040, and was found to be consistent with the City's Zoning Ordinance requirements and the goals and policies of the City's General Plan. In addition, the City Transportation Division Staff has found the project is consistent with policies of the City of Santa Barbara Traffic Management Strategy as expressed in the allowances specified in SBMC § 28.85.050.

D. ENVIRONMENTAL REVIEW:

Hazardous Materials: The Santa Barbara County Public Health Department, Environmental Health Service Division (EHS), Leaking Underground Fuel Tank (LUFT) Program has reviewed and approved the following documents prepared by Cardno ERI: *A Feasibility Test Report and Remedial Action Plan (RAP)* dated March 21, 2013 (Exhibit E) and a *Revised Soils Management Plan*, dated August 14, 2013 (Exhibit F), which outlines the procedures for handling potentially contaminated soils that may be encountered during the site redevelopment. The RAP describes that with the redevelopment of the site, the location of the new building will require the destruction of monitoring well (MW) 02, installation of a replacement well outside of the building footprint, installation of a new horizontal well for vapor extraction, and the installation of lateral piping from MW25 to remediation equipment, all of which would be completed prior to site redevelopment.

The *Feasibility Test Report and Remedial Action Plan (RAP)* and the *Revised Soils Management Plan* as approved by EHS includes several measures for addressing hazardous materials remediation. A copy of the EHS approval letters dated June 7 and August 14, 2013 are attached as Exhibit G. Some of the measures outlined in the aforementioned reports for the redevelopment of site include installation of a vapor barrier be incorporated as part of the building foundation, a remediation system to be installed and operated for one to two years, ongoing monitoring of soils samples during excavation, recycling of contaminated soils that exceed standards, soils testing for hydrocarbons and volatile organic compounds to performed by a State of California Laboratory, and that the final report summarizing the field procedures and signed by the State of California professional geologist is to be submitted to ExxonMobil and Santa Barbara County Environmental Health Services.

Traffic: Staff prepared a preliminary traffic analysis to determine whether a potential project specific impact is anticipated for a proposed project associated with an approximate 4,800 square foot commercial building (assuming use of the proposed Traffic Management Strategy). The project site is located in the Upper State Street Area of the City of Santa Barbara. "Commercial Services" traffic model rates were used from the City's traffic model. The proposed use would generate 40 a.m. peak hour trips (PHT) and 47 p.m. PHT. Upon distribution of these trips onto the areas street network, no project specific traffic impact was found.

CEQA Environmental Determination: The scope of work of the project is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. The

project is consistent with the development density designated and analyzed by the Program EIR, and potential project-specific environmental effects are addressed with existing development standards and regulations. Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit H). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

E. STORM WATER MANAGEMENT PLAN (SWMP) COMPLIANCE

The project proposes to demolish and redevelop the existing site, including ongoing some of the remediation equipment. The project has been designed to allow for the relocation of the remediation equipment, which will remain in place for one to two years after the completion of the redevelopment of the project site. The project will require Tier 3 compliance with the City's Storm Water Management Plan to the maximum extent feasible. Santa Barbara County Public Health Department, Environmental Health Service Division (EHS), Leaking Underground Fuel Tank (LUFT) Program has raised concerns with increased water infiltration, as it may cause underground water to expand laterally, thus enlarging the existing plume of contamination in the northwest corner of the parcel. EHS Staff has advised City Staff that the project could potentially include best management practices including infiltration in the south east corner of the lot. Staff has recommended a condition of approval that the a site /landscaping plan demonstrating compliance with Tier 3 SWMP requirements to the maximum extent feasible be approved by both Santa Barbara City Creeks Division and the Santa Barbara County Public Health Department, Environmental Health Service Division (EHS) prior to Final approval by the Architectural Board of Review.

V. FINDINGS AND CONDITIONS

Staff recommends that the Staff Hearing Officer read into the record and make the following findings:

- A. The Staff Hearing Officer finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.
- B. The Staff Hearing Officer finds that the Front Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The development is consistent with the legislative intent of the SD-2 Zone Setback, the Upper State Street Design Guidelines, the Urban Design Guidelines, and the pattern of development in the sub-area. In addition, the project will provide a "missing-link" of sidewalk provide pedestrian access from La Cumbre Road to shopping within La Cumbre Plaza.

- C. The Staff Hearing Officer makes the following Development Plan Approval findings:
1. With the approval of the requested Modifications, the proposed development complies with all provisions of the Zoning Ordinance;
 2. The proposed development is consistent with the principles of sound community planning;
 3. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.68.045; and
 4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC Section 28.85.050.

Staff recommends that the project approval be made subject to the following conditions:

- A. The following public improvements shall be required to be constructed and shall be shown on the plans prior to permit issuance:
1. The proposed driveway shall be constructed per the City standard detail for a commercial driveway. The driveway shall be a dust pan style and not an alley entrance style.
 2. A 15' radii curb shall be constructed at the intersection of La Cumbre Road and La Cumbre Lane.
 3. A dual directional pedestrian ramp shall be constructed at the intersection of La Cumbre Road and La Cumbre Lane.
 4. A Carrillo style decorative traffic signal pole with teardrop-style luminaire shall be installed adjacent to La Cumbre Road per City Standard Detail L-08. (same style as Calle Real/La Cumbre Rd signal)
 5. A decorative A-10 pole shall be installed adjacent to La Cumbre Lane per City Standard Detail L-08.
- B. A site /landscaping plan, demonstrating compliance with Tier 3 SWMP requirements to the maximum extent feasible, shall be approved by both Santa Barbara City Creeks Division and the Santa Barbara County Public Health Department, Environmental Health Service Division (EHS) prior to Final approval of the project by the Architectural Board of Review.
- C. Per SBMC § 22.04.020, during all ground disturbing activities the construction shall comply with all Santa Barbara County Air Pollution Control District's dust control measures identified as Construction Impact Mitigation.
- D. The project must comply with all Hazardous Materials measures that are outlined in the *Feasibility Test Report and Remedial Action Plan (RAP)* dated March 21, 2013 and the *Revised Soils Management Plan*, dated August 14, 2013 as approved and conditioned by the Santa Barbara County Public Health Department, Environmental Health Service

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101 S LA CUMBRE RD (FORMERLY KNOWN AS 100 S. LA CUMBRE RD.) (MST2013-00018)

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Division (EHS), Leaking Underground Fuel Tank (LUFT) Program approval letters dated June 7 and August 14, 2013. Hazardous Materials measures specified in the referenced reports include, but are not limited to: the installation of an engineered vapor barrier to be incorporated into the building's foundation, soils management, the demolition, relocation and reconstruction of monitoring wells, the installation and operation of remediation equipment and monitoring wells until the remediation case is closed.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 5, 2013
- C. Aerial Photograph of Vicinity
- D. ABR Minutes
- E. *A Feasibility Test Report and Remedial Action Plan (RAP)* dated March 21, 2013
- F. *Revised Soils Management Plan*, dated August 14, 2013
- G. The Santa Barbara County Public Health Department, Environmental Health Service Division (EHS), Leaking Underground Fuel Tank (LUFT) Program approval letters dated June 7 and August 14, 2013
- H. CEQA Certificate of Determination

Contact/Case Planner: Suzanne Riegle, Assistant Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

September 5, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1991
Santa Barbara, CA 93101-1990

Re: Modification Request for:
101 South La Cumbre Road
Santa Barbara, CA 93105
APN #051-022-027

RECEIVED
SEP 11 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Staff Hearing Officer,

The proposed project is located on a 25,764 net sq. ft. (0.59 acres) site at 101 South La Cumbre Road, the North East corner of La Cumbre Road and La Cumbre Lane. The surrounding land uses are all C-2 zoned (general commercial) with SD-2 overlay.

The proposed project involves the demolition of the existing 1,737 sq. ft. gas station building, along with the surface parking and site work, construction of a new 4,737 net sq. ft. one-story commercial building, including a new 25 space surface parking lot, 4 bike parking spaces, new street trees and landscaping. The commercial space fronts onto both La Cumbre Road and La Cumbre Lane, and the parking takes access off of La Cumbre Lane at the East end of the site. The three large existing pine trees along the North property line are to remain, as well as the large street tree on La Cumbre Road. Trash and recycling are provided in an enclosure located off the parking lot at the South East corner of the site, and a loading zone for commercial vehicles is provided at the North West corner of the parking lot. Remediation is included in this scope of work, and required ongoing remediation equipment will be located in the North East corner of the site. Grading under the building footprint is approximately 93 cubic yards.

Two modifications are being requested to allow reduction of the 20' front yard setback (which allows a building to exceed 15' in height); one modification at La Cumbre Road frontage and one modification at La Cumbre Lane frontage, which includes the trash/recycling within the setback. Refer to site plan on A-101 for building setbacks and exterior elevations on A-201 for building heights. Our justification for this request is as follows:

1. This Western sub-area of upper State Street has a pattern of buildings with less than 20' front yard setbacks that exceed 15' in height. In fact there are numerous examples of buildings within 500' that even have less than a 10' setback (see enclosed map).
2. The entire building is a one-story building and modification is to allow modulation of the building massing. Of the 148' of building frontage along La Cumbre Road and La Cumbre Lane, 36% or 53'6" is set back 10' from the new assumed right of way line



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(which is 12'6" back from face of curb) and does not exceed 15' in height, 35% or 52' is set back less than 20' (14'9" at La Cumbre Road & 15' 1/2" at La Cumbre Lane) and exceeds the 15' height requirement by only 18". The remaining 29% or 42'6" exceeds the 20' setback requirement but a height of only 20'6", well below the 45' height limit allowed.

The project was conceptually reviewed by the Architectural Board or Review on May 28, 2013 and received favorable comments (see enclosed), and specifically that the proposed mass, bulk and scale is appropriate for the neighborhood.

The building has been designed as a flexible space in order to allow a range of uses, which are unknown at this time. However, the parking has been maximized in order to potentially accommodate a future restaurant space in a portion of the building.

We are looking forward to meeting with you soon to review the project.

Respectfully,

Brian Cearnal, AIA, LEED AP

CC: Ralph Horowitz
Tim Ison
Steve Leider

Encl.: Master Application
SHO Cover Sheet
Supplemental Statistical Information
ABR Minutes from 5/28/13
Environmental Health Services Letter
Feasibility Test Report & Remedial Action Plan
(4) full size sets
(1) reduced 8.5"x11" set
Setback & Building Height Exhibit
Photos

Chk #0349: \$1,510.00
Chk #0360: \$1,270.00



DESIGN REVIEW ACTIVITIES SUMMARY

101 S LA CUMBRE RD (MST2013-00018)

C-DEMO/REBUILD

Revised proposal to construct a new, one-story, 4,737 square foot commercial building, and 27 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer review is requested for 3,000 square feet of new commercial square footage, and for a Front Setback Modification to allow the building to encroach into the Upper State Street area front setback.

Status: Pending

DISP

Date 3

ABR-Concept Review (Continued)

PEND

(Project requires Development Plan findings.)

ABR-Concept Review (New) - PH

CONT

02/04/13

(Concept Review only; project requires environmental assessment and Planning Commission review.)

Actual time: 5:04 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects.

Public comment opened at 5:08 p.m., and as no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The general architectural approach is acceptable although further enhancements may be needed.
- 2) Study lowering the proposed wall height and extent on the north elevation; pull it back at least flush with the building, and possibly exposing the building on that northerly side.
- 3) Study a water feature or other public enhancement element at the corner.
- 4) Provide landscaping opportunities along the building, at the street, and at the parking lot.
- 5) Study blending the paving treatment and enhancements in front of the building with those at the sidewalk, if approved by Public Works staff. The Board would consider a proposed concrete treatment or colored concrete enhancement.
- 6) Some Board members found additional details should be added to the building for more architectural character. The door and window treatments could be altered to give the building a more playful character.
- 7) Provide a site plan with all existing trees on the site, all trees proposed to be removed, and tree sizes.
- 8) Some Board members found that the height of the overall sun canopy could be raised to a height above the sidewalk.

Action: Gradin/Poole, 5/0/0. Motion carried. (Cung/Mosel absent).

ABR-Concept Review (Continued)

CONT

05/28/13

(Second Concept Review. Comments only; project requires environmental review and Staff Hearing Officer review of a Front Setback Modification and new non-residential floor area. Project last reviewed on February 4, 2013.)

Actual time: 4:27 p.m.

Present: Brian Cearnal, Architect.

Public comment opened at 4:34 p.m.

- 1) Deborah Kovada; expressed concerns regarding the proposed single entrance to the parking lot and requested that a more user-friendly entry be studied; she also suggested that any proposed trash enclosure location be studied to avoid possible smelly garbage.

EXHIBIT C

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Public comment closed at 4:35 p.m.

Staff requested that the Board consider the adequacy of screening provided by the proposed parking lot perimeter planter dimensions, and the appropriateness of the contemporary architectural style with regard to the ABR Guidelines and Project Compatibility Analysis criteria.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) The proposed mass, bulk and scale is appropriate for the neighborhood.
- 2) The contemporary nature of the design ties into the other neighboring contemporary buildings nearby. Some Board members found that additional traditional details and materials should be added to the structures would make it more compatible to the neighborhood.
- 3) The way the building addresses the corner, and the site elements used at the corner, are general enhancements to the project.
- 4) The proposed modification does not pose any adverse visual impacts or conflicts because it is a one-story structure.
- 5) Study possible visual conflicts between the metal and the wood canopies.
- 6) Study adding additional playful elements and details to the architectural design.
- 7) Provide more fenestration or other elements to the parking lot side of the building to make it more user-friendly.
- 8) Provide additional landscaping buffers at the rear corners, adjacent to the north and east side elevations.
- 9) The project complies with the Architectural Board of Review Guidelines, is consistent with the City Charter, and applicable Municipal Code requirements; the project's site design and architecture is compatible with the ABR Guidelines. The Board looks forward to a review of the landscaping plan. There are no negative adverse impacts to adjacent City Landmarks or historic resources. The design responds appropriately to established scenic public vistas.
- 10) The project's design appears to provide an appropriate amount of open space and landscaping; however, a proposed landscape design needs to be submitted and reviewed before a final determination can be made.

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

ABR-Concept Review (Continued)

CONT

07/08/13

(Third Concept Review. Comments only; project requires environmental review and Staff Hearing Officer review for new non-residential floor area and a zoning modification. Project was last reviewed on May 28, 2013.)

Actual time: 5:51 p.m.

Present: Brian Cearnal, Architect.

Public comment opened at 6:00 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Full Board with comments:

- 1) The Board finds the proposed project is in conformance with the Upper State Street Guidelines.
- 2) Some members find that additional landscaping in front would enhance the project.
- 3) The outdoor dining area at the front of the building is an enhancement and will energize the street corner. The Board carried forward all previous comments made at the May 28, 2013 meeting, as follows:
 - a) The proposed mass, bulk and scale are appropriate for the neighborhood.
 - b) The contemporary nature of the design ties into the other neighboring contemporary buildings nearby. Some Board members found that additional traditional details and materials should be added to the structures would make it more compatible to the neighborhood.
 - c) The way the building addresses the corner, and the site elements used at the corner, are general enhancements to the project.
 - d) The proposed modification does not pose any adverse visual impacts or conflicts because it is a one-story structure.
 - e) Study possible visual conflicts between the metal and the wood canopies.
 - f) Study adding additional playful elements and details to the architectural design.
 - g) Provide more fenestration or other elements to the parking lot side of the building to make it more user-friendly.
 - h) Provide additional landscaping buffers at the rear corners, adjacent to the north and east side elevations.
 - i) The project complies with the Architectural Board of Review Guidelines, is consistent with the City Charter, and applicable Municipal Code requirements; the project's site design and architecture is compatible with the ABR Guidelines. The Board looks forward to a review of the landscaping plan. There are no negative adverse impacts to adjacent City Landmarks or historic resources. The design responds appropriately to established scenic public vistas.
 - j) The project's design appears to provide an appropriate amount of open space and landscaping; however, a proposed landscape

design needs to be submitted and reviewed before a final determination can be made.
Action: Hopkins/Gradin, 6/0/0. Motion carried. (Cung absent).