



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 22, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* – Present  
 ALEX PUJO, *Vice-Chair* – Present  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 KEN CURTIS – Present at 1:47 p.m.  
 STEVE HAUSZ – Present at 1:47 p.m.  
 FERMINA MURRAY – Absent  
 SUSETTE NAYLOR – Present  
 DONALD SHARPE – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Present 2:00 p.m. to 3:00 p.m.

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Present at 3:00 p.m.

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present 2:19 p.m. to 3:13 p.m.  
 JILL ZACHARY, Assistant Parks and Recreation Director – Present at 3:00 p.m.  
 JAN HUBBELL, Senior Planner/Supervisor – Present at 3:25 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 PETER LAWSON, Associate Planner – Present at 3:10 p.m.  
 SUSAN GANTZ, Planning Technician II – Present  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

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

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* **Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **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/hlc](http://www.SantaBarbaraCa.gov/hlc). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other 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:**

- A. That on August 17, 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/hlc](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS (1:34):**

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 8, 2007.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 8, 2007, with corrections.**

Action: Pujo/Sharpe, 5/0/1. (Naylor abstained and Sharpe abstained only from Item # 11. (Curtis/Hausz/Murray absent.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by William La Voie.**

Action: Pujo/Boucher, 6/0/0. (Curtis/Hausz/Murray absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Ms. Murray would be absent. Mr. Curtis would be in at approximately 2:00 p.m. and Mr. Hausz at approximately 1:45 p.m.
- b) The project at 125 Rametto Road, which was continued two weeks to today's meeting, was postponed to September 5th at the applicant's request.
- c) The HLC's approval of the Light Blue Line Project on August 8th has been appealed to City Council. Staff will inform the HLC and the public of the date as soon as it is set.

d) The Community Development Department will hold a public meeting to discuss a proposed Draft Energy Ordinance that is consistent with the Architecture 2030 Challenge, which is to reduce energy consumption and become carbon neutral by the year 2030. The ordinance proposes that new construction exceed State Title 24 energy requirements by 20% in many cases. The meeting will be held on Thursday, August 23rd, from 10:00 a.m. to 12 noon in the David Gebhard Public Meeting Room at 630 Garden Street. If there are any questions before the meeting George Estrella, Chief Building Official, can be contacted at 564-5485. If the Commissioners would like to attend, they should RSVP to Turquoise Taylor-Grant at 564-5502.

2. Chair La Voie thanked the Pujo family for hosting the HLC summer gathering.
3. Chair La Voie stated that a flower arrangement was sent to the family for John Pitman's Memorial Service on behalf of the HLC.

E. Subcommittee Reports.

Ms. Boucher inquired as to when the Subcommittee for updating El Pueblo Viejo District (EPV) Guidelines will resume its meetings. Ms. Gantz responded that the text revisions as well as the design elements are being prepared in draft form. Once the draft is complete, a Subcommittee meeting will be scheduled.

Mr. Adams reported on the Awards Subcommittee and stated that the ABR/HLC Joint Awards ceremony went well at the City Council meeting that was held on Tuesday, August 21<sup>st</sup>.

F. Possible Ordinance Violations.

1. Mr. Sharpe reported that Santa Barbara suffered a major loss with the cutting down of a *Eucalyptus citriodora* in the Wine Cask Restaurant patio this past weekend. He had met with a representative from the restaurant and advised them not to take down the tree. The Santa Barbara Trust for Historic Preservation had also met with them and asked that it not be taken out along with other landscaping. The Trust also advised to cease and desist all work and to not paint the building, but now the fountain has been removed.

Chair La Voie stated it would be appropriate for the Commission to request that the Building Inspector visit and red-tag the site. Ms. Boucher commented that it is a major loss that turns the patio into a bare area that will make room for only a few more tables at the restaurant. Mr. Adams also visited the site today and saw the residue of the eucalyptus tree. The 24 inch trunk remains in the planter. Mr. Adams commented that such action was not appropriate.

2. Chair La Voie reported that there is work going on at the Masonic Lodge, 16 E. Carrillo Street, where the bottom of the building is barricaded. Staff is to research whether their project is simply for redoing the roof or if more is being done that has not been reviewed/approved by the Commission.

**HISTORIC STRUCTURES REPORT**

1. 1535 SANTA BARBARA ST R-3 Zone

**(1:49)** Assessor's Parcel Number: 027-241-005  
Application Number: MST2007-00266  
Owner: The Unitarian Society of Santa Barbara  
Architect: Peikert Group Architects  
Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 678 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard. Install new windows at classroom B, Blake Building, new 15 space parking lot.)

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

Present: Alexandra Cole, Historical Consultant

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that a revision of a previously reviewed Historic Structures Report has been provided. The enclosure of the loggia has been removed from the Project Description. All the changes requested by the HLC at the previous meeting were included in the revised report.

Public comment opened at 1:53 p.m.

Paula Westbury, local resident, commented about the proposed changes to the site.

Public comment closed at 1:54 p.m.

**Motion:** To approve the report with the condition that the following change be made: 1) All references to the glass and inner part of the loggia shall be removed from the final copy. 2) Page 19, paragraph 7, line 3, should read: "...a placement chosen to *emulate* an original sketch by architect Lockard" instead of "honor."

Action: Hausz/Adams, 7/0/1. (Naylor abstained. Murray absent.) Motion carried.

**CONCEPT REVIEW - NEW**

2. 1330 CHAPALA ST C-2 Zone

**(1:56)** Assessor's Parcel Number: 039-131-001  
Application Number: MST2007-00371  
Owner: Metropolitan Theatres Corporation  
Applicant: Peikert Group Architects

(There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story mixed-use project on a vacant parking lot site. The commercial portion would include 15,000 square feet and the residential portion would include 70,600 square feet and consist of 29 residential condominium units, including 24 market rate units and five affordable units. The project would include a 41,055 square foot underground parking garage providing 85 parking spaces and would require Planning Commission approval.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

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

Present: Detlev Peikert, Gordon Brewer, and Lisa Plowman from Peikert Group Architects

Public comment opened at 2:17 p.m.

Dave Jenkins, from a neighboring business, expressed concern about parking displacement.

Paula Westbury, local resident, commented about the project being oversized and the importance of not cutting down the trees.

Richard Yates, from a neighboring business, agreed that there would be parking difficulties causing an impact on businesses; not only once the project is complete, but during the construction process as well. He commented that 85 spots in the underground parking garage would not be enough to replace what is being displaced. *Chair La Voie responded that those concerns can be addressed to the Planning Commission. (The speakers will be placed on the agenda distribution list for future Planning Commission meetings for this project.)*

Jason Sunukjian, neighboring property manager, expressed support for the project and commented that this project will bring increased vitality to this portion of State Street, especially for the commercial businesses.

Public comment closed at 2:22 p.m.

**Motion:** **Continued indefinitely to the Planning Commission with the following comments:**

1) Most Commissioners concur that too much is being proposed for the site. 2) The size, bulk, and scale are unacceptable. 3) There is too much proposed on the roof. 4) While the use of *paseos* is encouraged, the proposed *paseos* should meander and not be an arcade on each side. Break down the massing. 5) The open space (“Village Green”) needs to relate more to the public and invite the public to use that space visually, if not physically. 6) Provide a children’s play area. 7) The concern was raised about the adequacy of the proposed parking and the removal of parking in an area already impacted. 8) There is concern about the provision for the maneuverability of trucks used for special events at the Arlington Theater. 9) Solar panels must be hidden if they are to be proposed, at least from the horizontal plane. 10) Study incorporation of alternative forms of transportation into the site planning. 11) There is both concern and support for the access to the garage on Chapala Street. It was suggested that garage access be on Sola Street due to the volume of traffic on Chapala Street. 12) The architecture needs more refinement and brought more in line with the spirit of the Arlington Theatre. 13) The location of the Eucalyptus tree mentioned to be in the parking lot should be shown on the drawings and as many existing trees as possible should be incorporated as the site plan develops. 14) The village on the outside of the project should look as a village in the inside of the building. 15) The Commission’s concerns and comments are based on not having seen an Historic Structures Report to study the visual impacts of this project on the Arlington Theater, nearby landmarks, the historic use of the archway, and the historic use of the site. The requested Historic Structures Report should also include a historic site plan and photographs of the site. 16) Following are elements found to be the better aspects of the proposal: a) The creation of the “Village Green.” b) The combination of commercial and residential spaces. c) The creation of more *paseos* open to the public. d) The placement of parking underground, and making the parking practically invisible. e) The relatively acceptable setbacks from both Sola and Chapala Streets.

Action: Hausz/Adams, 7/1/0. (La Voie opposed. Murray absent.) Motion carried.

### **FINAL REVIEW: REFERRED FROM CONSENT**

12 E MONTECITO ST

HRC-2/SD-3 Zone

(3:14) Assessor's Parcel Number: 033-051-016  
 Application Number: MST95-00044  
 Applicant: Rodney James Schull Memorial Foundation  
 Architect: Gregory Burnett and Michael Collins  
 Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Final Approval of details is requested.)**

Present: Henry Lenny, Architect  
 Philip Suding, Landscape Architect

**Motion:** **Final approval with the condition that the revised details shall return to the Consent Calendar in two weeks.**

Action: Pujol/Adams, 7/0/1. (La Voie abstained. Murray absent.) Motion carried.

**FINAL REVIEW**

## 3. 433 E CABRILLO BLVD

HRC-2/SP-1/SD-3 Zone

**(3:24)** Assessor's Parcel Number: 017-680-009  
Application Number: MST95-00175  
Applicant: Parker Family Trust  
Agent: Richard Fogg, Attorney  
Architect: Daun St. Amand  
Architect: Henry Lenny  
Architect: Gregory Burnett  
Business Name: Waterfront Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

**(Continued from May 16, 2007: Revised Preliminary Approval and Final Approval of the project is requested of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remain unmodified. These changes were found to be in Substantial Conformance with Preliminary Approval granted August 15, 2001.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)**

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

Present: Philip Suding, Landscape Architect  
Henry Lenny, Architect  
Mike Collins, Gensler Architects  
Jill Zachary, City Assistant Parks & Recreation Director  
Jan Hubbell, City Senior Planner  
Peter Lawson, City Associate Planner

Public comment opened at 3:41 p.m.

Paula Westbury, local resident, commented about not building on the site and that the building proposed is too big.

Public comment closed at 3:43 p.m.

Straw votes: How many Commissioners could support the proposed encroachment into public space? 2/6. (Adams/Boucher/Curtis/La Voie/Naylor/Sharpe opposed.)

How many Commissioners could support the encroachment of plant material into the public land to the west? 2/6. (Adams/Boucher/Curtis/Hausz/La Voie/Naylor opposed.)

**Motion:** Continued indefinitely for the landscape plan and architecture with applicant to return with elevations drawn at eighth inch scale or preferably quarter inch scale.

**Action:** Pujo/Boucher, 8/0/1. (Curtis abstained. Murray absent.) Motion carried.

Commission comments: A Subcommittee will be formed to address the project's landscape plan. The Subcommittee is to include Mr. Pujo and Mr. Adams representing the Commission; Jan Hubbell and Peter Lawson from the Planning Division; and two representatives from the Parks & Recreation Commission.

## CONSENT CALENDAR

### FINAL REVIEW

A. 12 E MONTECITO ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044

Applicant: Rodney James Schull Memorial Foundation

Architect: Gregory Burnett and Michael Collins

Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Final Approval of details is requested.)**

**Referred up to Full Board.**

### CONTINUED ITEM

B. 1221 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-172-002

Application Number: MST2007-00381

Owner: Montgomery Revocable Family Trust

Architect: Cearnal Andrulaitis, LLP

(Proposal to remove and relocate an existing door and wrought iron balcony from front to side elevation and install 3-panel glazed doors with a large wrought iron balcony at front elevation to enlarge existing opening.)

**(Second Concept Review.)**

**Final approval as submitted.**

**NEW ITEM**

C. 428 STATE ST C-M Zone

Assessor's Parcel Number: 037-212-026  
Application Number: MST2007-00396  
Owner: Gilbert B. Graham  
Applicant: Jon Monroe

(Proposal for interior and exterior alterations to an existing retail store. Alterations include new exterior paint, new entry door and transom replacement, enclosure of an open display area next to the entry door, replacement of the existing awning, and a new rooftop exhaust fan.)

**Final approval as submitted.**

**NEW ITEM**

D. 419 E FIGUEROA ST R-3 Zone

Assessor's Parcel Number: 029-173-017  
Application Number: MST2007-00395  
Owner: Las Casas Arrellanes, LLC

(This parcel contains a City Landmark: "Arrellanes-Kirk Adobe." Proposal to convert an existing two-car carport to a two-car garage in a condominium unit which is not the landmarked adobe building on this site.)

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

**Final approval as submitted.**

**NEW ITEM**

E. 215 E FIGUEROA ST R-3 Zone

Assessor's Parcel Number: 029-162-037  
Application Number: MST2007-00374  
Owner: City of Santa Barbara  
Architect: Poirier & David

(Proposal for new security vehicle gates and in-ground sensors to be located at the main entry of the Police Station on East Figueroa Street and at the secondary entry on East Anapamu Street. New plaster walls, light fixtures, and bicycle rack are part of the project, as well as restoration of parking spaces and restriping the parking lot.)

**Final approval as noted on Sheet A3.0.**

**NEW ITEM**

F. 536 BRINKERHOFF AVE C-2 Zone

Assessor's Parcel Number: 037-163-001  
Application Number: MST2007-00404  
Owner: Lee P. Varner

(This is a Structure of Merit: ("Huffman House") and is located in the Brinkerhoff Landmark District. Proposal to replace existing wood skirting boards damaged during an approved foundation repair with milled-to-match skirting boards on front elevation and stucco on side and rear elevations.)

**(Project requires Historic Resource findings.)**

**Continued two weeks to September 4, 2007.**

**REVIEW AFTER FINAL**

G. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

Assessor's Parcel Number: 017-680-013  
Application Number: MST2004-00653  
Owner: Fess Parker Doubletree Hotel  
Architect: Henry Lenny

(Proposal to make revisions to the existing patio, awnings, new flooring, garden walls, exterior fireplace, fountain, new door to be replaced with window; new awning at pre-function entrance.)

**(Review After Final of changes to landscaped area near fitness center, light fixture, and 18" high wall.)**

**Final approval as submitted.**

**NEW ITEM**

H. 101 W ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 039-222-022  
Application Number: MST2007-00410  
Owner: 101 West Anapamu Street Associates  
Architect: Cearnal Andrulaitis, LLP

(Proposal to replace existing second-story awning with a Spanish tile roof and to replace the existing third floor tower windows with new French doors and wrought iron balconies.)

**Continued two weeks to September 5, 2007.**

**NEW ITEM**

I. 2330 CHAPALA ST E-3 Zone

Assessor's Parcel Number: 025-121-014

Application Number: MST2007-00336

Owner: Barbara Ellis

Architect: Avila Architects, Inc.

(This structure is on the City's List of Potential Historic Resources: "Silveira Bungalow." Proposed 258 square foot two-story addition and remodel, interior kitchen remodel, and new 44 square foot deck addition.)

**(ENVIRONMENTAL ASSESSMENT COMPLETED.)**

**Final approval as noted on drawing 3.**

**\*\* MEETING ADJOURNED AT 4:00 P.M. \*\***