



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 29, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Absent
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 FERMINA MURRAY – Absent
 ALEX PUJO – Absent
 CRAIG SHALLANBERGER – Absent
 PHIL SUDING – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent
CITY COUNCIL LIAISON: MICHAEL SELF – Absent
PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Absent
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **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. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. Please check our website under *City Calendar* to verify closure dates.

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 Friday, September 24, 2010, 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.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

SUBCOMMITTEE MEETING:

There will be a meeting of the 34 W. Victoria Street (former Vons store) Subcommittee on Friday, October 8, in the Housing and Redevelopment Conference Room, 2nd Floor at 630 Garden Street.

GENERAL BUSINESS (1:31):

- A. Public Comment:
No public comment.
- B. Approval of the minutes of the Historic Landmarks Commission meeting of **September 15, 2010**.
- Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 15, 2010, with corrections.**
Action: Boucher/Drury, 3/0/2. (Naylor/Sharpe abstained. Adams/Murray/Pujo/Shallanberger absent.) Motion carried.
- C. HLC Consent Calendar.
- Motion: Ratify the HLC Consent Calendar as reviewed by Donald Sharpe.**
Action: Boucher/Drury, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.
- D. Approval of the minutes of the Sign Committee Consent meeting of **September 15, 2010**, as reviewed by the HLC Sign Committee.
- Motion: Approval of the minutes of the Sign Committee Consent Calendar meeting of September 15, 2010.**
Action: Drury/Sharpe, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Gantz made the following announcements:
 - a) Commissioners Adams, Murray, and Shallanberger would be absent.
 - b) An appeal has been filed of the HLC's preliminary approval of the project at 101 W. Canon Perdido Street. The tentative City Council meeting time and date is 2:00 p.m. on Tuesday, November 16.
 2. Chair Naylor announced she would have to leave by 6:00 p.m.

(1:55)

3. Jaime Limón, Senior Planner, informed the Commission about the Sign Committee restructuring as proposed by Staff that will be reviewed by the Ordinance Committee on October 12, 2010.

F. Subcommittee Reports.

1. Commissioner Drury and Chair Naylor reported on the September 24 meeting of 34 W. Victoria Street *Ad hoc* Subcommittee.
2. Commissioner Boucher reported on the HLC Sign Committee with respect to the importance of maintaining the 10 inch letter height limit within El Pueblo Viejo Landmark District.

**** THE COMMISSION RECESSED FROM 1:44 P.M. TO 1:55 P.M. ****

HISTORIC STRUCTURES REPORT

1. **1303 STATE ST**

C-2 Zone

(2:01) Assessor's Parcel Number: 039-131-014
 Application Number: MST2009-00371
 Owner: Bosse Toy Train Museum Inc.
 Architect: Edwards-Pitman Architects

(This building is on the **City's List of Potential Historic Resources**. Proposal for alterations to an existing, two-story, 2,300 square foot commercial building including a 51 square foot one-story addition at the rear, and the elimination of 153 square feet from the second story. Also proposed is to reconfigure the front entry to be handicapped-accessible, and the addition of one rooftop HVAC unit at the front, and two rooftop condensers on the rear side. There will be a net loss of 103 square feet of Measure "E" floor area.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the building, along with the contiguous buildings at 1301 and 1303A State Street, is eligible for listing as a City of Santa Barbara Landmark.)

Present: Timothy Hazeltine, Historical Consultant

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the structure on the site sits on three individual lots. The report focuses on one of the parcels. Staff has reviewed the report and agrees with the report's conclusion that the project will not negatively impact the potential historic resource.

Public comment opened at 2:04 p.m.

Kellam de Forest, local resident, commented about previous structures at the location.

Public comment closed at 2:06 p.m.

Motion: To accept the report as amended:

1. Page 32, third bullet below 10.2.1, as well as other locations on the report, should be revised to read "The bush hammered concrete..."
2. Page 36, top of page should read "Streamlined Moderne style..."

Action: Boucher/Sharpe, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**2. 1303 STATE ST**

C-2 Zone

(2:10) Assessor's Parcel Number: 039-131-014
Application Number: MST2009-00371
Owner: Bosse Toy Train Museum Inc.
Architect: Edwards- Pitman Architects

(This building is on the **City's List of Potential Historic Resources**. Proposal for alterations to an existing, two-story, 2,300 square foot commercial building including a 51 square foot one-story addition at the rear, and the elimination of 153 square feet from the second story. Also proposed is to reconfigure the front entry to be handicapped-accessible, and the addition of one rooftop HVAC unit at the front, and two rooftop condensers on the rear side. There will be a net loss of 103 square feet of Measure "E" floor area.)

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

Present: Richard Redmond, Architect

Public comment opened at 2:18 p.m.

Kellam de Forest, local resident, commented on this project's paseo in context with the 34 W. Victoria Street project.

Public comment closed at 2:19 p.m.

Motion: Continued two weeks with the comment that the applicant should study and present a screening solution of the added air conditioning units that will be located on the low, flat roof.

Action: Sharpe/Drury, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.

FINAL REVIEW**3. 710 ANACAPA ST**

C-2 Zone

(2:22) Assessor's Parcel Number: 031-081-013
 Application Number: MST2008-00362
 Owner: Adame Trust
 Architect: Peikert Group Architects

(This is a **Structure of Merit: "Carpenter Gothic Cottage."** Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Final Approval of the project is requested. Development Plan Approval Findings were made on November 12, 2008.)

Present: Scott Hopkins, Architect
 Carlos Adame, Owner
 Robert Fowler, Landscape Architect

Public comment opened at 2:45 p.m.

Kellam de Forest, local resident, commented on visual impacts, traffic and parking, windows and a canopy tree.

Public comment closed at 2:50 p.m.

Motion: Continued two weeks to the Consent Calendar with the following comments:

1. Restudy the trash enclosure so that it is integrated with the main building.
2. Landscape:
 - a) Instead of the California Fan Palm (*Washingtonia filifera*) in the front, Pindo Palm (*Butia capitata*) would be preferred.
 - b) Use of lawn in the front of the building would be supportable, but without synthetic turf. It was suggested that the lawn be extended to the stone wall.
 - c) The planting in the parkway should be more broken up.
 - d) Vine pockets should be dimensioned to ensure plant viability.
 - e) Provide a sample of the Belgard Pavers; concrete pavers are generally not acceptable.
3. Color selection of the awnings on the west and south, and perhaps the east, elevations should be researched for their traditional aspect.
4. Backflow preventers should be screened.
5. Roof should be extended on the south elevation to cover the door.

Action: Boucher/Drury, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:15 TO 3:30 P.M. ******FINAL REVIEW****4. 101 W CANON PERDIDO ST**

C-2 Zone

(3:30) Assessor's Parcel Number: 037-042-023
 Application Number: MST2009-00397
 Owner: Verizon California, Inc.
 Engineer: Penfield & Smith
 Agent: Blu Croix Ltd.
 Landscape Architect: Arcadia Studio

(Proposal for a one-lot subdivision into two new lots and conversion of existing office space into four commercial condominium units in an existing four-story telecommunications switch facility. Also proposed on this 75,134 square foot parcel is the installation of a new ADA accessible lift at the Chapala Street entry and street improvements including a new bulbout and landscaping at the south corner of the intersection of Chapala and W. Canon Perdido Streets. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)

Present: Michael Morgan, Agent
 Bob Cunningham, Landscape Architect

Public comment opened at 3:41 p.m.

Kellam de Forest, local resident, commented on the Spanish style surround for the doorway on the original building.

Public comment closed at 3:42 p.m.

Due to a lack of quorum, only comments were made:

1. This is a utilitarian building that was done beautifully in spite of its changes throughout the years.
 2. The landscaping changes are acceptable. *Carissa* is an appropriate plant for the area where it is proposed to be planted.
 3. An Historic Structures Report would likely not be definitive.
 4. The loss of the columns would be regrettable. They are what set off the extreme contemporary feeling of the entrance.
 5. The majority felt that the entrance as proposed is not supportable.
 6. One Commissioner felt that the entrance should reflect the industrial style of the building.
 7. One Commissioner felt that the entrance should not emulate the other entrances in the building, but it should be more in proportion to the other openings.
 8. The preference would be to create an entry that delineates itself without the use of color.
- (Sharpe stepped down. Adams/Murray/Pujo/Shallanberger absent.)

HISTORIC STRUCTURES REPORT**5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:05) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Gensler
 Architect: Henry Lenny Design Studio
 Landscape Architect: Katie O'Reilly-Rogers, Inc.
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) **Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner**; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Review of Addendum Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates, analyzing the impacts of the revised massing and refined plan for the Mission Village portion of the project.)

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the addendum finds that the overall Mission Village as illustrated would not have a negative impact on the historic resource. Staff has read the report and agrees with its conclusions.

Motion: To accept the report as presented.

Action: Boucher/Sharpe, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.

IN-PROGRESS REVIEW**6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:08) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Gensler
 Architect: Henry Lenny Design Studio
 Landscape Architect: Katie O'Reilly-Rogers, Inc.
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) **Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner**; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(In-Progress Review of the Mission Village portion of the project. Project requires compliance with Planning Commission Resolution No. 004-09.)

Present: Trish Allen, Agent
 Casey Nagel, Architect
 Courtney Miller, Landscape Architect

Staff clarified that the applicant was requesting final approval.

Public comment opened at 4:35 p.m.

Kellam de Forrest, local resident, commented about the fountain design and possibility of a statue.

Public comment closed at 4:36 p.m.

Motion: Continued two weeks to the Consent Calendar to allow the El Encanto *Ad hoc* Subcommittee to review details with the following comments:

1. Landscaping:

- a. Add a note to the brick paving detail to illustrate installation of running bond consistent with curves.
- b. Thicken the fountain wall to 12 inches.
- c. Provide information about the fountain colors and tiles on the detail.
- d. Fountain lights should be greatly reduced from the 500 watts proposed.

2. Building 31: Raise the chimney several feet to comply with the Building Code.

3. Building 32:

- a. Remove the mechanical grilles at the south elevation and address ventilation in some other way.
- b. It was suggested that the balcony return on the west elevation be removed.
- c. Mitre balcony beam at the east elevation and all corner situations.

4. Building 33:

- a. Explore extending the width of the planter to go beyond the balcony width.
- b. All elevations should show the detail of the rafter, beam and column connections.

5. Building 34A: Restudy the stairwell at the opening below on the west elevation.

6. Building 34B:

- a. An overhang over the elevator opening was suggested.
- b. Lower the light fixtures, if possible, and/or relocate the fixture back plate.
- c. Detail 13 on A50.09.03: express more modulation and taper back the scallop tails.
- d. Detail 4 on A50.09.03: show differentiation between the columns, beams and rafters.

Action: Suding/Boucher, 5/0/0. (Adams/Murray/Pujo/Shallanberger absent.) Motion carried.

SIGN COMMITTEE CONSENT CALENDAR

See separate meeting minutes.

CONSENT CALENDAR

CONSENT (NEW)

A. 17 W MONTECITO ST

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-007
 Application Number: MST2010-00220
 Owner: Paul Uyesaka
 Architect: Peter Ehlen
 Business Name: Ducati of Santa Barbara

(Proposal to permit an as-built combination entry door system and construct 30 square feet of new Measure "E" floor area (gained by relocating the entry) in an existing, 3,336 square foot, one-story commercial building on a 6,000 square foot parcel. Also included is the conversion of an existing window to a new roll-up door and an as-built window on the southwest elevation, and the replacement of a double door entry with a fire-rated door assembly on the northwest elevation. Approval of this project will address as-built violations outlined in enforcement case ENF2010-00185 as well as work under BLD2010-00794 including a new interior loft comprising 97 square feet of new Measure "E" floor area. This project will result in 127 square feet of new floor area, for a total square footage on site of 3,463 square feet. A zoning modification is requested for a portion of the work to encroach into the two front setbacks, and coastal review is required.)

(Comments only; project requires Staff Hearing Officer approval of Zoning Modifications.)

Continued indefinitely to the Consent Calendar with positive comments to the Staff Hearing Officer.

CONSENT (NEW)**B. 206 E ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 029-162-039
Application Number: MST2010-00096
Owner: Storke LLC
Applicant: Geosyntec Consultants
Architect: CSA Architects

(Proposal for a temporary soil remediation and indoor air quality mitigation program including the construction of an equipment enclosure and installation of soil vapor extraction equipment. Also proposed is to partially restripe the parking lots (located at 206 E. Anapamu Street and 1126 Santa Barbara Street) to allow two handicapped-accessible parking spaces and to alter the existing parking lot screen wall to allow an accessible path of travel.)

Final Approval as submitted.

CONSENT (NEW)**C. 922 CASTILLO ST R-3 Zone**

Assessor's Parcel Number: 039-302-023
Application Number: MST2010-00273
Owner: Housing Authority of the City of Santa Barbara
Architect: Tom Moore

(Proposal to construct a 194 square foot wood and plaster trellis on the second floor roof terrace of the existing multifamily development Casa Las Fuentes.)

Final Approval as submitted.

CONSENT (AFTER FINAL)**D. 509 STATE ST C-M Zone**

Assessor's Parcel Number: 037-172-009
Application Number: MST2009-00290
Owner: Ray Mahboob
Architect: Henry Lenny Design Studio
Architect: Michael Derosé
Business Name: Cabana Restaurant

(Proposal to remove an existing storefront and recess the new storefront 15'-0" to create an outdoor dining area. This project will result in a credit of 375 square feet of Measure "E" floor area.)

(Review After Final of changes to the front patio including the following: new fabric covering on the east and west walls, new drapes on the north wall at the arched openings, new valances on all four walls, new ceiling paint, new artificial ceiling beams, and new built-in benches with fabric cushions.)

Final Approval as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 5:13 P.M. ****