



Planning Commission Report

Planning Commission Meeting: February 3, 2021		Agenda Item: 9-A
To:	Planning Commission	
From:	Jing Yeo, AICP, City Planning Division Manager	
Permit:	20ENT-0261	
Address:	2425 20 th Street	
Applicant:	Scott Myers, Empire Associates	
Appellant:	Thomas C. Malayil	
Subject	Appeal of the Architectural Review Board approval (20ARB-0204) of the design, colors, materials, and landscape plans for the construction of a new two-story, three-unit condominium development totaling 5,464 square feet with one subterranean level of parking.	

Zoning District	Low-Density Residential (R2)
Land Use Element Designation	Low-Density Housing
Parcel Area (SF)/Dimensions	6,750 SF / 50' W x 135' D
Existing On-Site Improvements	Single-Unit Dwelling (1928)
Rent Control Status	Exempt
Adjacent Zoning Districts & Land Uses	North – R2; One to three story multiple-unit dwellings South – R2; One to three story multiple-unit dwellings East – R1; Single-Unit Dwellings West – R2; One to three story multiple-unit dwellings
Historic Resources Inventory	Existing building is not listed on the HRI.



Recommended Action	<ol style="list-style-type: none"> 1. Deny Appeal 20ENT-0261 2. Approve 20ARB-0204 based on findings and conditions in Attachment B. 3. Adopt the Statement of Official Action.
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Executive Summary

On October 19, 2020, the Architectural Review Board (ARB) approved the design, colors, materials, and landscape plans for ARB Application 20ARB-0204. The proposed project was a new two-story, three-unit contemporary style condominium development totaling 5,464 SF with one subterranean level of parking located in the Low-Density Residential (R2) zone district at 2425th 20th Street, midblock between Pearl Street and Ocean Park Boulevard.

On October 29, 2020, the appellant, Thomas C. Malayil, filed a timely appeal of the ARB's approval of the design, colors, materials, and landscape plans for the proposed project based on lack of due process, inadequately designed plans, and impacts to adjacent properties, as well as other reasons that are discussed further in the analysis section of this report. The appellant is requesting that the Planning Commission overturn the ARB approval and re-evaluate the project.

This is a de novo hearing and therefore the Planning Commission, acting as the ARB, may consider the aspects originally under the purview of the ARB (design, colors, materials, and landscaping), as they relate to the appeal. This report describes the proposed project scope and provides relevant background information, including a description of the ARB's action, and analyzes the issues raised in the appeal form submitted by the appellant.

Background

The subject property is currently developed with a one-story, single-unit dwelling constructed in 1928. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.25.040, as the new proposal would require the demolition of an existing structure that is over 40 years of age, a demolition application was filed on March 21, 2019 that went through a 75-day review and waiting period prior to submittal of any other formal entitlement applications. During this 75-day period, the Landmarks Commission held a preliminary hearing on the demolition permit (19BLD-1001) on May 13, 2019 and determined that there was no credible evidence in the record to proceed with a further public hearing to determine whether the buildings or structures meet the criteria for a City Landmark or Structure of Merit.

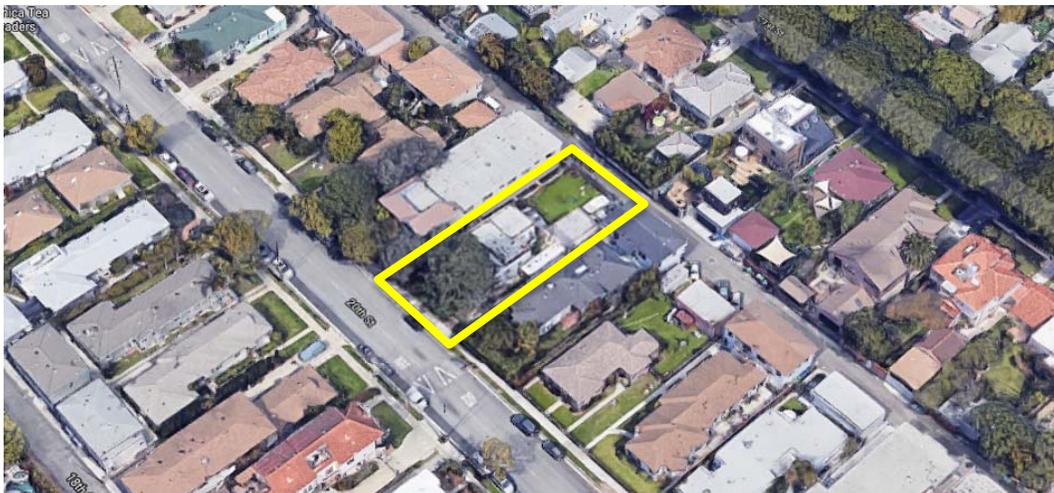


Figure 1 – Aerial Photograph of Project Site (current condition)

On February 27, 2020, a Vesting Tentative Parcel Map (20ENT-0063) application was submitted to create three condominium airspace parcels on a single land parcel as part of the proposed development. On May 20, 2020, the Planning Commission approved the parcel map.

Pursuant to SMMC Section 9.39.020, as the proposed project is a permitted use and located in a Multi-Unit Residential District, no development entitlement such as an Administrative Approval or Development Review Permit is required. Therefore, on July 30, 2020, the applicant submitted an ARB application for the design review of the proposed project. Pursuant to the SMMC Section 9.55.120, the ARB reviews building design, colors, materials, landscape, and signage of all new structures located within the Architectural Review District Boundaries. Minor changes can be approved administratively. Prior to ARB review, staff conducted a preliminary review of all City Planning development standards. On October 19, 2020, the ARB approved the project on consent. The staff report and Statement of Official Action (STOA) for the project, as well as the draft meeting minutes, are attached to this report as Attachments G, I, and J, respectively.

On October 29, 2020, the appellant filed an appeal of the ARB's decision for reasons stated in the appeal form (Attachment D). Key aspects of the appeal are discussed below in the Appeal Analysis section of this report.

Project Analysis

Design Review

The proposed project is a new two-story, three unit condominium development totaling 5,464 square feet with one subterranean level of parking. The building is a contemporary style designed in a series of rectilinear volumes terminating in a flat roof. The simple design appears as if the building is one solid form that has been systematically carved away in strategic areas. This design concept provides visual interest and relief to the overall massing and scale of the building. At two stories and 28' high, the proposed massing and scale are appropriate for the context of 20th Street and the single-unit residential to the rear. The design further complies with all applicable transition development standards required when a multi-unit residential zone district abuts a Single-Unit Residential (R1) zone district, such as limiting the building height to 23' within 25' of an R1 district and providing a 20' rear setback instead of 15'.



Figure 2 – Project Rendering (20th Street Elevation)

The design concept is further enhanced through a consistent application of high quality materials and colors. The exterior planes of the building are sheathed in dark (carbon grey) solid cement board with recessed (or carved out) areas finished in fine sand white painted stucco. The change in material and color make it appear that when the dark exterior is cut in to, a light interior is revealed. Not only does this provide a three-dimensional quality to the building, but the change in material brings textural interest and the simple color palette provides a sophistication to the

design. Arrhythmically placed, dark anodized aluminum windows provide needed transparency and a break in the design.

The proposed building footprint is situated outside of the required front, side, and rear setbacks, and provides all required additional front and side modulation. The front unit entrance has been carved out of the front façade to clearly identify its entry, while the two rear units enter along the south elevation. Access to the subterranean garage is taken from the alley. Individual private outdoor space is provided along the sides of the parcel within the side setbacks and at the rear of the property. Additionally, a resource and recycling enclosure is provided along the alley adjacent to the driveway.

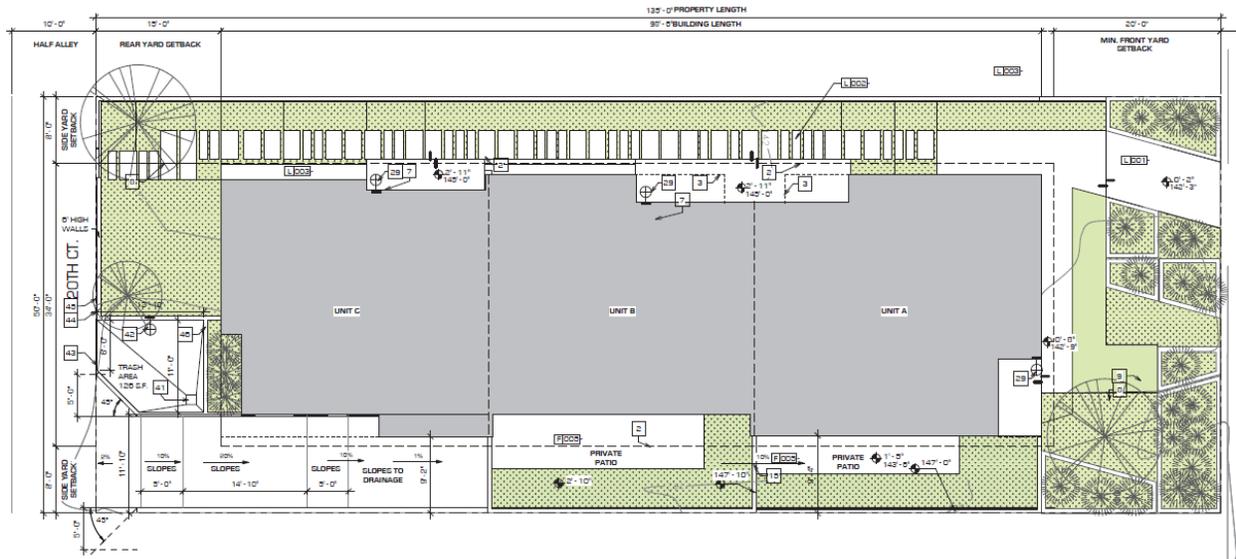


Figure 3 – Site Plan

The majority of landscaping will be provided within low board formed concrete planters within the front setback that provide a pedestrian oriented connection to the building. Along with other drought tolerant planting, such as *Agave parryi* var. *truncata* (Artichoke Agave) and *Aloe nobilis* (Golden Toothed Aloe), the focal point of the front landscaping will be an *Acacia stenophylla* (Shoestring Acacia). The remainder of the landscaping will largely be along the south side and rear of the parcel and will be comprised of such planting as *Chondropetalum tectorum* 'El Campo' (Cape Rush), *Ficus pumila* (Creeping Fig), and *Dianella tasmanica* (Little Rev Flax Lily). Two *Quercus agrifolias* (Coast Live Oak Standard Trunk) are proposed at the rear of the property to provide a required landscape buffer between the subject R2 parcel and the R1 parcels to the rear. The choice of plant types reinforce the strength of the overall design.

Two project-specific design conditions have been included, which are as follows:

1. Subject to staff review and approval, prior to the issuance of a building permit the applicant shall provide additional details where different materials meet.
2. Subject to staff review and approval, prior to the issuance of a building permit the applicant shall provide additional details of the proposed exterior façade materials, such as the texture and color of the proposed stucco and pattern of cement board.

Impact on Historic Resources

The subject property is not listed on the City's Historic Resources Inventory.

Neighborhood Compatibility

The project site is located on the east side of 20th Street between Pearl Street and Ocean Park Boulevard. The subject block of 20th Street is predominately developed with multiple-unit residential ranging between one and three stories with various architectural styles. To the east (rear) of the project site across the alley, development is comprised of single-unit dwellings as the zoning changes from R2 to R1 as shown below in Figure 4.



Figure 4 – Neighborhood Context Map

The proposed project complies with all development standards for the R2 district, and in some instances is below the maximum thresholds. For example, the height of the project is proposed to be 28' and the maximum height for the district is 30'. Pursuant to SMMC Section 9.08.030(D), the proposed project adheres to additional standards due to its adjacency to an R1 zone district. These specific standards are implemented to provide a transition between the two zone districts and are comprised of the following:

1. The maximum height within 25' of an R1 District is 23' for a building with a flat roof. A building with a pitched roof may be built to the maximum height.
2. The building setback from an R1 District boundary shall be 10' for interior side setbacks and 20' for rear setbacks.
3. A landscaped planting area, a minimum of 5' in width, shall be provided along all R1 District boundaries. A tree screen shall be planted in this area with trees planted at a minimum interval of 15'.

Therefore, the project is compatible with the surrounding neighborhood in regards to design, mass, scale, height, landscaping, and open space.

General Plan Consistency

The project is located in the Low Density Housing land use designation in the Land Use and Circulation Element (LUCE). The proposed project is consistent with the LUCE in that a two-story, 5,464 square-foot, three-unit condominium project is proposed in an area where Low Density Residential uses are encouraged, and the proposed density of development is below the limitations established for this land use district. The proposed design of the units will also meet the intent of the LUCE by not exceeding two-stories or 30' in height. In addition, the proposal will conform to the density limitations of the R2 district development standards, where a maximum of four dwelling units may be permitted on-site.

The proposed development is also consistent with the goals, objectives, and policies in the LUCE. Specifically, the proposed project complies with the goals of the LUCE pertaining to neighborhood conservation (Goals LU1, N1, and N4) and the enhancement of Santa Monica's Urban Form (Goal LU15) by proposing a design compatible with the existing scale, mass, and character of the surrounding area (Policy LU1.5), making sure the project provides a respectful transition to adjacent residential neighborhoods (Policies N1.7, N4.1, and N4.7), and ensuring that the building provides articulation and preserves adjacent parcel's access to light and air (Policies LU15.2 and LU15.8).

Appeal Summary

On October 29, 2020, the appellant filed a timely appeal of the ARB's approval of the design, colors, materials, and landscape plans for the proposed project (20ARB-0204). The grounds for the appeal as provided in the Appeal Form are provided in Attachment D. In summary, the appellant argues the following:

- The project was not properly noticed;
- The public was not sufficiently allowed to comment during the meeting;
- The proposed project should not have been approved on the consent agenda and the ARB should have reconsidered the project due to public comments regarding design concerns and negative impacts on the surrounding area;
- The rear (alley) elevation was not properly reviewed;
- There is deficient landscaping provided along the alley;
- The project was not designed to properly incorporate vehicular access safeguards;
- The project's trash enclosure requirements were not appropriately designed and incorporated;
- The required findings cannot be made based on the plans reviewed by the ARB;
- Design and construction impacts to adjacent parcels have not been considered; and
- The property owner has not properly maintained the subject property during the entitlement process;

Based on the above-mentioned arguments, the appellant requests that the Planning Commission overturn the ARB approval of the design, colors, materials, and landscape plans for the proposed project and re-evaluate the project.

Acting as the ARB, the Planning Commission in its de novo review of the appeal must determine whether the following findings pursuant to the SMMC Section 9.55.140 can be made to support the proposed project:

1. The plan for the proposed building or structure is expressive of good taste, good design, and in general contributes to the image of Santa Monica as a place of beauty, creativity and individuality.
2. The proposed building or structure is not of inferior quality such as to cause the nature of the local neighborhood or environment to materially depreciate in appearance and value.
3. The proposed design of the building or structure is compatible with developments on land in the general area.
4. The proposed development is in conformity with the effective guidelines and standards adopted pursuant to this Chapter and all other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

Appeal Analysis

As summarized above, the appellant has identified many aspects of the review process and has made them the basis of the appeal.

Public Notice and Comment

The appellant asserts that the project was not properly noticed as the site posting was difficult to view and expressed concern that the public was not properly able to comment on the project.

Pursuant to SMMC Section 9.55.180, pictures were provided to staff of the required site posting for the proposed project on October 1, 2020, nine days prior the required ten day posting requirement before the October 19th meeting. Additionally, as a courtesy, the ARB agenda for the meeting was published in the Santa Monica Daily Press. To ensure ample site posting time was provided for this February 3, 2021 Planning Commission hearing, the applicant provided staff proof of posting on December 16, 2020. See Attachment K for proof of posting requirements for both the original ARB hearing and appeal hearing.

Regarding public comment, due to the constraints brought upon by the COVID-19 pandemic, the ARB is conducting virtual meetings and public comment is being received in the following ways: (1) comments received prior to 12:00 p.m. the day of the meeting are provided to the ARB and posted online; and, (2) comments submitted after 12:00 p.m., up until the discussion of the item, are read by staff to the Board. Due to staffing limitations, the ARB does not receive verbal comments directly from the public during the meeting. For the ARB review of this project, three public comments were received – one distributed to the ARB prior to the meeting and two read by staff into the record at the meeting, one of which was provided to staff during the meeting.

Therefore, staff finds that the applicant complied with all posting requirements. Additionally, while the ARB public comment process is currently revised due to the COVID-19 pandemic, public comment was still provided, received, and considered by the ARB.

Approval on Consent Agenda and Reconsideration by the Board

The appellant asserts that the ARB should not have approved the proposed project on consent when public comments expressing concern for the project were submitted and that the ARB should have reconsidered the project.

Having worked with the applicant to refine the project, staff placed the item on the consent agenda as they did not feel that a discussion was necessary for approval due to the project's strong design concept and high quality colors, materials, and landscaping being thoughtfully applied. Subsequent to posting the agenda, three comments were received – one from the appellant that was provided to the ARB prior to the meeting and two that were read into the record at the meeting. The comment from the appellant stated that the required site posting was difficult to see, that the applicant had not adhered to the conditions of approval related to their Venting Tentative Parcel Map (20ENT-0063) that was approved by the Planning Commission on consent on May 20, 2020, that they were concerned with the property owner's future conduct during construction, and that they felt that more rear landscape screening should be implemented. They did however state that they appreciated that parking would be properly planned for on site. The second and third comments asked for a wall to be constructed to mitigate construction noise and dust, and expressed concern regarding trash facilities being provided on site, respectfully. All comments submitted to the ARB are included as Attachment H of this report.

Having considered all public comment, the ARB decided to keep the item on consent as the majority of the concerns were outside of the Board's purview as they were not related to the design, colors, materials, or landscaping of the project. In regards to potential trash related issues, the Board acknowledged that the project would still need to be approved by the City's Resource, Recovery, and Recycling (RRR) Division prior to building permit issuance (additional information provided below). The ARB was confident that all requirements would be addressed and that any revisions could be reviewed by staff, as is routine. Therefore, the item remained on consent and was approved without further discussion.

However, after the Board's approval, staff notified the Board that late public comment was received. Staff asked the ARB if they would like to reconsider the project, but as public comments received were not related to the ARB's specific purview and would be resolved during the building permit process, the Board decided to not reopen the item. Nevertheless, the agenda lists the public comment procedures for the meeting and the comment was received after action was taken on the item and the applicant was no longer in attendance at the meeting. Further, there is no provision in the ARB rules of order that allows for reconsideration of items after action is taken by the Board. The following is a link to the audio recording of the ARB October 19, 2020 meeting: http://santamonica.granicus.com/MediaPlayer.php?view_id=11&clip_id=4579

Rear Elevation

The appellant asserts that the ARB failed to consider the rear (alley) elevation as it is their opinion that there are design flaws due to large windows and lack of landscape screening.

While the rear elevation has windows incorporated into it, staff disagrees that this is a design flaw. As shown below in Figure 5, two windows have been provided at each story along the rear elevation to provide adequate light and air into the building. The ground floor windows will largely be screened by a combination of the 6' rear perimeter wall and rear landscaping. The second story windows will also be screened by rear landscaping and it should be noted that the top of the windows will be no more than 24' above average natural grade. However, additional landscape screening has been provided as described in the next paragraph to provide additional privacy for both the future property owners of the rear unit and the adjacent neighbors across the alley.

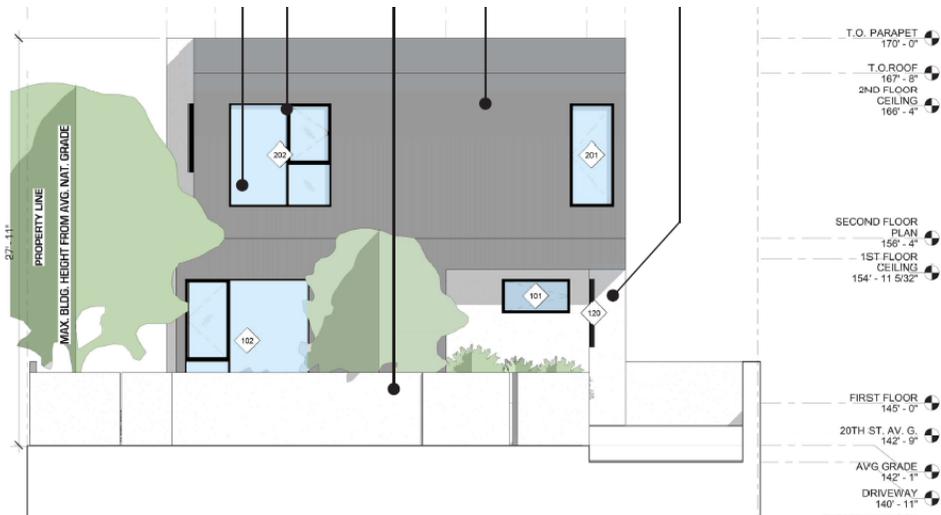


Figure 5 – Rear (Alley) Elevation

Pursuant to SMMC Section 9.08.030(D), when a multi-unit residential zone district is adjacent to an R1 District, transition requirements are required. In regards to landscaping screening the standard requires that a minimum 5' wide landscaped planting area be provided with trees planted at a minimum of 15' apart. As shown below in Figure 6, the proposed plans provided to the ARB and to the Planning Commission show a 15' landscaped area between the 6' high wall along the real parcel line and the proposed structure, except for areas needed for vehicular and resource/recycling access. An additional tree has been added to the rear landscaped area to provide additional screening to be in full Code compliance and to respond to expressed concerns.

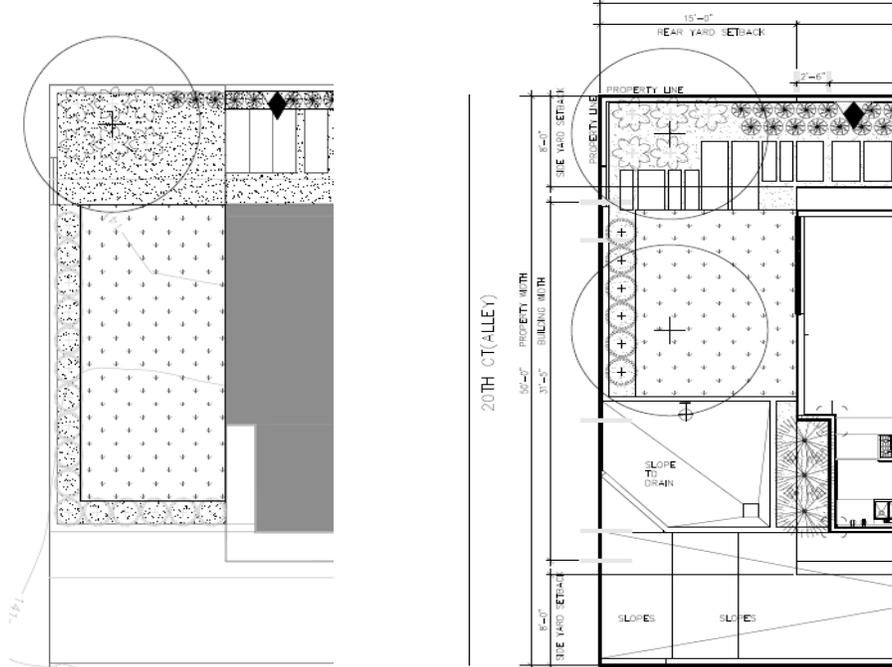


Figure 6 – Original and Revised Rear Landscape Plan (respectively)

Therefore, staff finds that the rear elevation design presented to the Planning Commission, which is largely unchanged from the plans reviewed by the ARB, is well-designed and will provide adequate livability of the occupants, and that sufficient landscape screening has been provided.

Vehicular Access

The appellant asserts that the alley vehicular access to the subterranean garage was not designed with proper safeguards for residents.

Pursuant to SMMC Section 9.21.180, Hazardous Visual Obstruction (HVO) triangles are required to be provided wherever a driveway intersects with a public right-of-way. HVO triangles are required in order to keep a clear line of sight at these intersections to ensure the safety of vehicular and pedestrian traffic. HVO triangles are required to be 5' x 5' with one leg located on the edge of the driveway and the other leg located on the property line, and are required to be kept clear of obstructions over 24" in height. As shown below in Figure 7, two HVO triangles have been provided where the driveway leading to the subterranean parking meets the alley. These safeguards were implemented in the plans reviewed by the ARB. However, to further ensure compliance, subsequent to the ARB meeting the applicant worked with the City's Mobility Division to review the proposed plans that have been provided to the Planning Commission and received approval on January 20, 2021. Therefore, staff is confident that adequate vehicular safeguards were and have been provided.

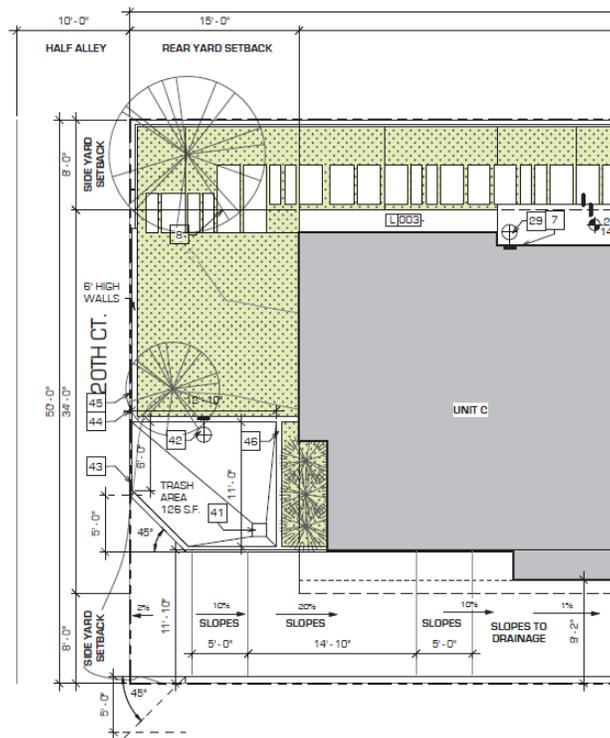


Figure 7 – Rear Portion of Site Plan

Resource and Recycling Enclosure

The appellant asserts that a compliant resource and recycling enclosure was not provided and that changes to accommodate an enclosure will require a revision to the rear landscape plan.

Plans reviewed by the ARB at the October 19th meeting showed a resource and recycling room in the subterranean level. Subsequent to ARB approval, it was brought to the applicant's attention that instead of a subterranean room, an at-grade enclosure would be required. While trash concerns were communicated to the ARB through public comment, the Board acknowledged that it is common for revisions to occur during the building permit review process and if the enclosure

needed to be revised, staff would have the authority to make those changes. Therefore, the ARB approved the project. Subsequent to the ARB approval, the applicant worked with the City's RRR Division to provide a Code compliant resource and recycling enclosure. SMMC Section 9.21.130(C)(2) states that a multi-unit residential development between three and ten units must provide an outdoor enclosure that is an equivalent size to 21' x 7.5'. However, SMMC Section 9.21.130(D) allows for modifications to the size requirements if an adequate alternative is provided. As shown above in Figure 7 and in more detail below in Figure 8, the revised resource and recycling enclosure is now located along the alley adjacent to the driveway and is 11' x 12'-10". The proposed design was reviewed and approved by the RRR Division on December 16, 2020.

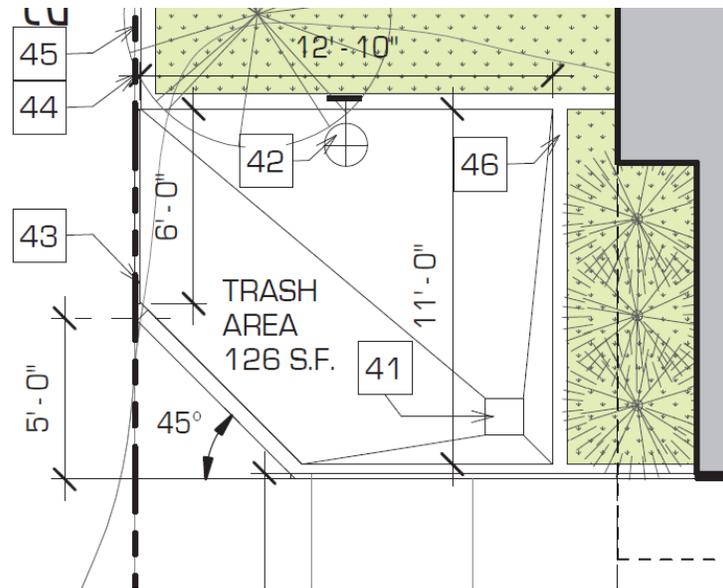


Figure 8 – Revised Trash Enclosure

The Landscape design has been revised for the rear yard due to the revised trash enclosure. This largely was comprised of a 126 SF reduction of open space and the removal of some vegetation. A comparison of the original and revised rear landscape plans can be seen above in Figure 6.

As the design has been approved by the RRR Division, the proposed project has provided a compliant trash enclosure and the minor revision to landscaping is still complementary to the project.

Findings

The appellant asserts that based on insufficient plans in regards to such items as a noncompliant trash enclosure and possible revisions to accommodate this issue, that the ARB was not able to properly make the required findings and therefore the project needs to be re-evaluated by the Planning Commission.

As mentioned above, it is not uncommon for revisions to occur as a project continues to move through the entitlement and building permit process. As such, it is standard for conditions of approval to be incorporated as part of an ARB approval that authorize staff to review and approve such revisions. Two such condition were incorporated into the proposed projects' ARB approval as Conditions No. 4 and No. 6. They read as follows:

4. Prior to the issuance of a building permit, the applicant shall demonstrate landscape and irrigation plan compliance with the City's Green Building Ordinance standards (SMMC 8.108) subject to staff approval. Modifications to the landscape plan that effect less than 750 square feet of area may be reviewed and approved by the Staff Liaison to the Board.
6. Prior to the issuance of a building permit, the applicant shall demonstrate that the plans comply with all applicable provisions of the Zoning Ordinance. Significant changes to a project's design shall require review and approval of the Architectural Review Board. Minor changes may be approved administratively pursuant to all applicable guidelines.

Pursuant to SMMC Section 9.55.190, revisions to an outdoor resource and recycling enclosure and landscaping not visible from the street would be considered changes that are permitted to be approved administratively and do not require an additional hearing by the Board.

Impacts to Adjacent Parcels

The appellant asserts that the proposed development is out of scale with the surrounding area, specifically with the R1 district to the rear of the subject parcel, and that no outreach was conducted. Additionally, concerns regarding construction related impacts were stated.



Figure 9 – Project Rendering (Alley Elevation)

As stated above, the proposed project will be two stories and 28' high, which is below the maximum 30' height limited permitted within the R2 District. Additionally, pursuant to SMMC Section 9.08.030(D), as the subject R2 parcel is adjacent to an R1 zone district at the rear, specific requirements are applied to the proposed project to ensure a proper transition between the two zone districts. These standards are comprised of the following:

1. The maximum height within 25' of an R1 District is 23' or a building with a flat roof. A building with a pitched roof may be built to the maximum height.
2. The building setback from an R1 District boundary shall be 10' for interior side setbacks and 20' for rear setbacks.

3. A landscaped planting area, a minimum of 5' in width, shall be provided along all R1 District boundaries. A tree screen shall be planted in this area with trees planted at a minimum interval of 15'.

As shown in Attachment A, the proposed project complies with all applicable development standards, including the above-listed requirements. Additionally, while it may be helpful for an applicant to do outreach to the surrounding neighbors, it is not a requirement. Staff met with the appellant prior to the ARB meeting to review the plans and answer any questions or concerns.

Regarding concerns about the construction phase of the project, the ARB does not have purview over construction mitigation measures. However, all measures required by the State Building Code and the City of Santa Monica will be reviewed during the building permit review process and are required to be implemented during construction. If proper procedures are not occurring during construction, any member of the public can contact the Building & Safety Division or submit a Code Enforcement complaint.

Therefore, the proposed project is compliant with all City Planning development standards and will not adversely affect adjacent properties in regards to the design of the structure.

Condition Compliance and Maintenance of Property

The appellant asserts that the applicant has not shown compliance with associated conditions of approval during the entitlement process and has failed to maintain the subject property.

While all conditions of approval must be cleared prior to issuance of a building permit, such as for the Vesting Tentative Parcel Map (20ENT-0063), those conditions are not related to the purview of the ARB. Similarly, failed maintenance on a subject property is also not in the ARB's purview. The ARB's purview is to review the design, materials, colors, and landscaping of a proposed project. Therefore, the best course of action for the appellant is to submit a complaint with the City's Code Enforcement Division. To date, no recorded complaints have been filed regarding the subject property.

Environmental Analysis

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) in that it can be seen with certainty that the proposed project does not have the potential for causing a significant effect on the environment in that the project involves the review of design-related issues associated with the proposed structure(s) in terms of general architectural design, materials, colors, and landscape plans.

Alternative Actions

In addition to the recommended action, the Planning Commission could consider the following with respect to the project if supported by the evidentiary record and consistent with applicable legal requirements:

- A1. Continue the project for specific reasons, consistent with applicable deadlines and with agreement from the applicant and appellant
- A2. Articulate revised findings and/or conditions to Approve OR Deny, with or without prejudice, the subject applications

Conclusion

The appellant requests the Planning Commission reconsider the proposed project's ARB approval (20ENT-0204) as they assert it was not properly reviewed by the ARB based on incomplete plans and lack of public notice and participation. As this is a de novo hearing, acting as the ARB, the Planning Commission may consider aspects originally under the purview of the ARB (design, colors, materials, and landscaping), as they relate to the appeal. Subsequent to ARB approval, the applicant has further refined the proposed project to include a Code-compliant resource and recycling enclosure along the alley and has accordingly made necessary adjustments to the plans, such as landscaping, which has addressed one of the primary concerns stated in the appeal. Staff recommends that the Planning Commission deny Appeal 20ENT-0261 and approve ARB application 20ARB-0204 based on findings attached to this report.

Prepared by: Ross Fehrman, AICP, Associate Planner

Attachments

- A. General Plan and Municipal Code Compliance Worksheet
- B. Draft Statement of Official Action
- C. Public Notification & Comment Material
- D. Appeal Form
- E. Previous Project Plans (As Reviewed by the ARB)
- F. Revised Project Plans (As Provided to the Planning Commission)
- G. October 19, 2020 ARB Staff Report
- H. ARB Public Comment
- I. ARB Statement of Official Action
- J. DRAFT October 19, 2020 ARB Minutes
- K. Proof of Site Postings and Advertisement (October 19, 2020 ARB Meeting & February 3, 2021 Planning Commission Hearing)