



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, September 6, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:15 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present, out at 5:16p.m.
 BRUCE BARTLETT, Vice-Chair, Present, out at 5:21p.m., back at 5:43p.m.
 STEPHANIE CHRISTOFF, Present
 DERRIK EICHELBERGER, Present, 4:46p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, out at 4:53p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 5:45p.m.
 KELLY BRODISON, Planning Technician, Present
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

- ** All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR 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 on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR 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 Board 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 Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** 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.
- ** **Many of the items before the Board 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 Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact David Sullivan, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through 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 Land Use Controls 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:

1. That on September 1, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:**A. Public Comment:**

Any member of the public may address the Architectural Board of Review 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 Architectural Board of Review meeting of August 29, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of August 29, 2005, with corrections.

Action: Wienke/Bartlett, 5/0/1. Manson-Hing abstained. Eichelberger, Christoff, absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Item D, reviewed by Randy Mudge.

Action: Manson-Hing/Mudge, 6/0/0. Eichelberger, Christoff, absent.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Mr. Limon announced the following changes to the agenda:**

- a) Item 3 has been postponed at the applicant's request.

Motion: Postpone 1819 Cliff Drive, "C" at the applicant's request.

Action: Bartlett/LeCron, 6/0/0.

2. Mr. Limon introduced the City's new employee, Kelly Brodison, Planning Technician for ABR.
3. Mr. Limon also announced that Derrik Eichelberger would be arriving at 4:30p.m.
4. Christine Pierron stated she would be stepping down for Item 7.
5. Bruce Bartlett stated he would be stepping down for Item 8.

E. Subcommittee Reports.

Bruce Bartlett stated that he, Randy Mudge and Derrik Eichelberger attended the Milpas to Hotsprings Hwy. 101 Operational Improvement Subcommittee meeting.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. PEDREGOSA STORM DRAIN**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2004-00521
Owner: City of Santa Barbara
Applicant: Anna Bosin

(Remove existing outfall to Mission Creek at Islay and Castillo, install new outfall and new storm drain within existing right-of-way and connect to existing inlets and drainage systems on Castillo Street to Pedregosa Street to Sheridan Ave, then east on Mission Street to State Street. An alternative route is proposed from Mission on De La Vina for a half block and then southwesterly through an easement on private property to Sheridan. Relocation of existing utilities, removal and replacement of sidewalk and pavement are also proposed. Abandon existing storm drain system within private property.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

3:24

Anna Bosin, Applicant; and Jeff Peters, Quest Engineering, present.

Straw Vote: Do the Board members support the fence as a permanent solution? 0/6.

Motion: Continued indefinitely with the following comments: 1) The applicant is to provide a complete package showing the total scope of work. 2) The applicant is to provide additional photo documentation of the entire area's scope of work; in particular, the view from Castillo Street. 3) Clarify the tree protection measures. 4) Provide a list of proposed plant material. 5) The proposed fence is not acceptable as a permanent solution. The Board recommends pressure treated posts. 6) Provide additional understory and ground cover plantings. 7) Clarify the proposal for the railroad tie retaining wall. 9) The Board appreciates the preservation of the existing mature trees and finds the plant palette to be acceptable.

Action: LeCron/Mudge, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 3501 SEA LEDGE LN**

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-004
Application Number: MST2004-00141
Owner: David Neubauer
Architect: Don Pedersen
Owner: Dunlap

(Revised project description. The project consists of demolishing an accessory structure, storage building, workshop, and three car garage and constructing a new 720 square foot three car garage. Attached and above to the proposed garage is a new 488 square foot accessory structure with an attached 600 sf deck. A new 528 square foot second story master bedroom addition is also proposed along with a roof deck. A lap pool, spa and sun deck is proposed between the house and accessory structure. The proposal also includes adding new drought tolerant vegetation and palm trees to the site with drip irrigation and the addition of a new security gate. Underground private sewer and electrical utility improvements are also proposed for the private street. The project will result in a 3,988 square foot single family residence with a detached 720 square foot two car garage on a 1.03 acre lot.)

3:50

Don Pedersen, Architect; and David Neubauer, Owner; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds the proposal of the cabana, the three car garage, and the associated decks to be acceptable. 2) It is understood that the retaining wall height will be a maximum of seven-feet high. 3) The architecture tucks into the hillside, creating a one-story presence. 4) The Board does not have any grading information and looks forward to the Planning Commission's review of the grading plan. 5) As to the master bedroom addition, the Board finds the three sided cantilever to be problematic, and would like to see a redesign to solve the awkwardness of the design solution. 6) The Board is concerned with the side yard decks and the privacy concerns of the neighbors. 7) The Board would like to see a better integration of both the existing decks and the proposed decks into the roof forms. 8) The Board does not support the use of glass railings. 9) The applicant is interested in a modification request which would relocate the master bedroom square footage underneath the cabana covered deck space, eliminating the proposed master bedroom addition. The Board finds this would be acceptable as an aesthetic alternative. 10) The landscape plan is acceptable.

Action: Bartlett/LeCron, /0/0.

CONCEPT REVIEW - CONTINUED ITEM**3. 1819 CLIFF DR C**

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-002
Application Number: MST2005-00426
Owner: Ernest J. Panosian, Trust
Applicant: Tricia Knight
Applicant: Kip Bradley

(Proposal to install an unmanned wireless telecommunication facility in an existing commercial building with an existing wireless facility. Six new antennas are proposed for the new facility. Four of the antennas are proposed to be mounted to the wall inside an existing cupola, and two antennas are proposed to be located inside the existing mansard roof.)

(PROJECT REQUIRES VISUAL IMPACT FINDINGS.)

Motion: Postponed indefinitely at the applicant's request.
Action: Bartlett/LeCron, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

4. 716 E YANONALI ST

M-1 Zone

Assessor's Parcel Number: 017-081-003
Application Number: MST2005-00515
Owner: D. M. Ortega Hill Partnership
Architect: Ed Lenvik

(Proposal to construct a 1,171 square foot commercial building for the purpose of conducting commercial sandblasting on an 8,085 square foot vacant lot. Development plan approval by the Architectural Board of Review is required.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

4:32

Ed Lenvik, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the comment that Development Approval findings have been met.

Action: Wienke/LeCron, 6/0/0. Eichelberger, Christoff, absent.

THE BOARD RECESSED FROM 4:34P.M. TO 4:37P.M.

CONCEPT REVIEW - CONTINUED ITEM

5. 522 E SOLA ST

R-2 Zone

Assessor's Parcel Number: 029-091-006
Application Number: MST2005-00063
Owner: Steven W. Gowler
Architect: Jeff Shelton

(Proposal for a one-lot subdivision for two condominium units. (See MST 2003-00715 for ABR approvals of addition and second unit.) The lot is currently developed with a 1,083 square foot single-family residence with a 383 square foot addition and 525 square foot garage under construction. A building permit was also issued for the 2nd unit (1,486 square feet) on 2/4/05; therefore, this is a condominium conversion project. Requires ABR for recognition as condos and review after final for minor change to approved carport. Applicant now proposes a one-car garage instead of a two-car carport.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISISON APPROVAL.FOR A TENTATIVE SUBDIVISION MAP.)

4:37

Jeff Shelton, Architect, present.

- Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The Board finds that the application meets the condominium conversion guidelines.
2) The Board supports the addition of the one car garage and the associated deck. 3) The deck space has a six-foot buffer with a significant hedge to the adjacent neighbor, having no privacy impacts. 4) The Board would like to see a landscape plan. 4) Study reducing the amount of hardscape and increase the amount of landscape at the uncovered parking space. 5) Reintroduce some of the trees from the prior approved submittal.
- Action: LeCron/Bartlett, 6/0/1. Eichelberger abstained.

THE BOARD RECESSED FROM 4:51P.M. TO 4:56P.M.

FINAL REVIEW

6. 182 LA VISTA GRANDE

E-1 Zone

Assessor's Parcel Number: 015-130-001
Application Number: MST2005-00008
Owner: David C. Nordahl
Applicant: Larry Clark
Architect: Larry Clark

(Proposal to demolish a 410 square foot two car garage and construct a 490 square foot two car garage, add 305 square feet to the ground floor and add a 574 square foot second story to an existing one story 1,506 square foot single family residence on a one acre lot located in the Hillside Design District.)

(Final review is requested.)

4:57

Larry Clark, Architect; and David C. Nordahl, Owner; present.

Motion: Final Approval of the project with the comment that the Board appreciates the articulation of the roof.

Action: Bartlett/Manson-Hing, 6/0/0. Mudge, Christoff, absent.

THE BOARD RECESSED FROM 5:02P.M. TO 5:21P.M.

REVIEW AFTER FINAL

7. 1818 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 027-012-023
Application Number: MST2003-00887
Owner: Kevin Liles Revocable Trust
Architect: Brian Cearnal

(Proposal to construct a 3,029 square foot two-story apartment building consisting of five one-bedroom apartments above the three two-car garages and four one-car garages. The proposed building is to be located behind an existing 1,179 square foot one-story residence on a 12,976 square foot lot. An existing detached garage will be demolished as part of the proposal.)

(Review After Final changes including the addition of a window on the east elevation, a door to the west elevation, and three walk on skylights on the south balcony.)

5:43

Adam Cunningham, Architect, present.

Motion: Revised Final Approval with the following comments: 1) The Board finds that the reduction in the one unit has opened up the site. 2) The applicant is to return to the Consent Calendar for review of a landscape plan.

Action: Bartlett/Wienke, 5/0/0. Pierron, Mudge, Christoff, absent.

CONCEPT REVIEW - CONTINUED ITEM

8. 29 W CALLE LAURELES

C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
 Application Number: MST2005-00110
 Owner: 29 West Calle Laureles, LLC
 Applicant: Sprint PCS
 Architect: Alcoa Wireless Services
 Agent: Tricia Knight

(Proposal to add a second unmanned wireless facility that includes three five-foot panel antennas to be screened behind a new roof element on the existing roof tower. The new wireless equipment cabinets will be located within the existing building.)

(PROJECT REQUIRES VISUAL IMPACT FINDINGS.)

5:21

Tricia Knight, Agent; and Michael Holliday, Owner; present.

Motion: Final Approval of the project with the following conditions and comments: 1) The Board finds the proposed antenna size and location to be acceptable. 2) The Board would like to see the antenna painted to match the color of the building, a battleship grey, or a weathered galvanized gray. 3) The Board finds there is minimal visual impacts from the public view corridor, as the size and location integrates well with the industrial nature of the building. 4) The Board supports the proposed antenna without brackets as presented, yet if anchoring brackets are necessary, the Board will support their use.

Action: Wienke/Manson-Hing, 4/0/0. Bartlett stepped down. Pierron, Mudge, Christoff, absent.

CONSENT CALENDAR

NEW ITEM

A. 2615 HACIENDA CT

E-3/PUD Zone

Assessor's Parcel Number: 049-410-002
 Application Number: MST2005-00556
 Owner: Robert G. Kitson
 Architect: Steven Adrian

(Proposed addition of 80 square feet on the first floor and 132 square feet on the second floor over the garage for an existing residence 1,722 square foot residence located in a PUD.)

Final Approval as submitted and with the condition that the materials shall match the existing materials.

REVIEW AFTER FINAL**B. 1278 DOVER LN** E-1 Zone

Assessor's Parcel Number: 019-220-000
Application Number: MST2003-00386
Owner: David Searls
Designer: Cliff Hickman

(Proposal to construct a new 4,655 square foot two and one-half story residence with an attached 672 square foot three-car garage located on a 17,404 square foot lot in the Hillside Design District. Modifications are requested to allow the garage to exceed 500 square feet and a reduction in the required open yard.)

Final Approval of the Review After Final as noted on the plans and with the condition that the walkway is to match the existing stone paving walkway.

REVIEW AFTER FINAL**C. 817 CAMINO VIEJO RD** A-2 Zone

Assessor's Parcel Number: 015-050-022
Application Number: MST2003-00210
Owner: Angela Hladyniuk, Trustee
Applicant: Scott Taylor

(Proposal to construct a 342 square foot, second-floor addition to an existing 3,893 square foot, two-story house with an attached two-car garage and detached two-car carport. The proposal includes the replacement of the existing wood decks with concrete and/or Trex material, and reconfiguration of the hammerhead driveway to a circular driveway.)

(Review After Final proposed to change stucco on the existing portion of the residence to match the approved stucco of the addition.)

Continued one week for submittal of new details.

FINAL REVIEW**D. 216 NORTHRIDGE RD** A-1 Zone

Assessor's Parcel Number: 055-120-013
Application Number: MST2005-00390
Owner: Donald C. and Elizabeth Swann

(Proposal to demolish the 1,712 square foot one-story residence and detached 410 square foot garage and construct a one-story 2,784 square foot residence with an attached 491 square foot two-car garage on a 47,916 square foot lot located in the Hillside Design District. The proposal includes approximately 128 cubic yards of cut and fill outside the main building footprint and approximately 253 cubic yards of recompaction underneath the main building footprint.)

Final Approval of the architecture as noted on the color board and Final Approval of the landscape. Landscape reviewed by Randy Mudge.

FINAL REVIEW**E. 1040 N MILPAS ST** R-3 Zone

Assessor's Parcel Number: 029-202-028
Application Number: MST2005-00381
Owner: Daniel J. and Susanna O. Lang, Living Trust
Architect: Don Swann

(Proposal to convert an existing detached accessory space above the existing two-car garage at the southwest corner of the property into a new attached residential unit. The proposal includes the construction of a 444 square foot addition to the accessory space which will be attached to the main residence resulting in a duplex on a 24,000 square foot lot located in the Hillside Design District. There is an existing second detached two-car garage at the rear of the existing residence to remain unaltered.)

Final Approval as submitted.

FINAL REVIEW**F. 1216 SHORELINE DR** E-3/SD-3 Zone

Assessor's Parcel Number: 045-214-018
Application Number: MST2004-00479
Owner: Coryat Family Living Trust
Architect: James Zimmerman

(The project consists of a proposal to construct a new 2,537 square foot, two-story, single-family residence with a 400 square foot two-car basement garage, 742 square feet of decks and a 1,525 square foot basement. The existing 2,264 square foot, two-story, single-family residence, attached carport and roof deck would be demolished. The parcel is located in the appealable jurisdiction of the Coastal Zone.)

Final Approval as submitted.

FINAL REVIEW**G. 232 CONSTANCE LN** E-1 Zone

Assessor's Parcel Number: 051-141-048
Application Number: MST2005-00453
Owner: Braverman Moloney Trust
Architect: Richard Walters

(Proposal to construct a 168 square foot addition to an existing 2,942 square foot residence on a 0.35 acre lot located in the Mission Area Special Design District. A new driveway and entrance material are also proposed.)

Final Approval as noted on the plans.

CONTINUED ITEM**H. 3500 MCCAWE AVE** P-R/SD-2 Zone

Assessor's Parcel Number: 051-230-005
Application Number: MST2005-00553
Owner: City of Santa Barbara
Agent: Scott Jorgensen
Architect: Steve Timm
Applicant: Billy Goodnick

(Proposal for safety oriented improvements to align golfers away from boundaries to include approximately 32,000 cubic yards of grading for: tee boxes, two fairways, construct new concrete cart paths. Also proposed is to modify the recycled irrigation system and turf repair.)

Continued indefinitely at the applicant's request.

NEW ITEM**I. 428 E HALEY ST B** C-M/M-1 Zone

Assessor's Parcel Number: 031-283-015
Application Number: MST2005-00579
Owner: Philip C. Petre Trustee (For) Petre Trust
Contractor: Arthur Morgan

(Repaint the exterior of a portion of an existing non-residential building. This is to abate an enforcement case. Color to match remainder of existing building.)

Final Approval as submitted.

NEW ITEM**J. 1411 BATH ST** R-4 Zone

Assessor's Parcel Number: 039-052-014
Application Number: MST2005-00585
Owner: Ann D. Beckom

(Addition of 125 square feet to a two-bedroom residential unit and remodel to kitchen and bedroom.)

Final Approval as submitted.

NEW ITEM**K. 1269 COAST VILLAGE RD** C-1/SD-3 Zone

Assessor's Parcel Number: 009-293-001
Application Number: MST2005-00595
Owner: Teresina Cantello
Architect: John Watson
Business Name: Serafina

(Proposal to alterations to existing commercial building including a color change and door remodel.)

Final Approval as noted on the plans.

NEW ITEM

L. 963 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-020

Application Number: MST2005-00386

Owner: Susan Macy and Judith Mostyn

Architect: Sherry & Associates

Contractor: Morgan De Lucia

(Proposal to remodel existing art studio and demolish the illegal carport addition. This is an enforcement case.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted.

**** MEETING ADJOURNED AT (5:50) P.M. ****