



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 31, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

- PHILIP SUDING, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present
- LOUISE BOUCHER – Present
- MICHAEL DRURY – Present
- WILLIAM LA VOIE – Present
- FERMINA MURRAY – Present
- JUDY ORÍAS – Present
- CRAIG SHALLANBERGER – Absent

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent
CITY COUNCIL LIAISON: MICHAEL SELF – Present from 1:30 p.m. to 1:45 p.m.
PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present from 1:30 p.m. to 2:11 p.m.
- MICHAEL BERMAN, Project Planner – Present from 1:30 p.m. to 2:58 p.m.
- SUSAN GANTZ, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Absent
- GLORIA SHAFER, 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	<u>Master Application & Submittal Fee</u> - (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.
PROJECT DESIGN APPROVAL	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 Project Design 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.

NOTICE:

- A. On Friday, August 26, 2011, at 4:00 p.m., the 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*.

CALL TO ORDER:

The Full Board meeting was called to order at 1:31 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury, La Voie, Murray, Orías, Sharpe, and Suding.

Members absent: Shallanberger.

Staff present: Berman, Gantz, Limón, and Shafer.

Mr. Berman left at 2:58 p.m. and Mr. Limón left at 2:11 p.m.

GENERAL BUSINESS:

A. Public Comment:

Michael Self, City Council Liaison, expressed concern that the De La Guerra Plaza project was presented to City Council prior to being reviewed by the HLC. Ms. Self explained that the project received Council's comments only and did not receive project approval.

B. Approval of the minutes of the Historic Landmarks Commission meeting of August 17, 2011.

Motion: **Approval of the minutes of the Historic Landmarks Commission meeting of August 17, 2011, with corrections.**

Action: Boucher/LaVoie, 7/0/0. Motion carried. (Shallanberger absent.)

C. Consent Calendar.

Motion: **Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item C, which was reviewed by Philip Suding.**

Action: LaVoie/Orías, 7/0/0. Motion carried. (Shallanberger absent.)

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Shallanberger would be absent from the meeting.
- b) Item 2, the Sign Application for Santa Barbra Bank & Trust at 20 E. Carrillo Street, was postponed two weeks at the applicant's request. Therefore, items 3 through 7 would be heard approximately one-half hour earlier than the stated times on the agenda.

- c) Item I, 31 E. Pedregosa Street, was referred from the Consent Calendar to the Full Commission and would be heard at approximately 4:00 p.m.

Motion: Continue Item 2, 20 E. Carrillo Street, to the September 14, 2011, meeting.

Action: Boucher/Sharpe, 7/0/0. Motion carried. (Shallanberger absent.)

2. Commissioner Sharpe announced that the Annual APA Conference will be held at the Double Tree Hotel for three days beginning September 11, 2011. More information can be obtained at www.clapa.org.

E. Subcommittee Reports.

1. Commissioner Orías reported on the Historic Resources Element Task Force that met on August 29, 2011.
2. Chair Suding reported on the Victoria Hall Theater Ad hoc Subcommittee that met on August 19, 2011.

PUBLIC HEARING

1. **105 ONTARE HILLS LN**

(1:47)

Assessor's Parcel Number: 055-160-060

Application Number : MST2011-00367

Staff Member: Jaime Limón, Senior Planner/Design Review Supervisor

(Public Hearing to consider adoption of a resolution to recommend to City Council that the structure known as "Frederick H. Booth House" (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

Present: Jaime Limón, Senior Planner/Design Review Supervisor

Public comment was opened at 1:52 p.m.

A letter in opposition from Theodore H. Smyth Jr., Owner, was acknowledged.

John Woodward, former resident of the site, opposed due to modifications to the property and qualifying criteria not being met.

Theodore Smyth, Owner, opposed due to lack of historic significance, the use of concrete in the construction, lack of qualifying criteria, and restrictions on the property if landmarked.

Public comment was closed at 2:04 p.m.

Mr. Smyth noted that he did not have the opportunity to express his opposition to the Planning Commission condition of approval in April 2005 [that the HLC recommend landmark designation] since he was not the property owner at that time. Mr. Limón responded that the Historic Structures/Sites Report dated December 5, 2005*, was "prepared for Tad [Theodore] Smyth." Mr. Smyth was the owner at the time the report was accepted with mitigation measures by the Historic Landmarks Commission.

* The report reiterated the conclusion that "the two existing buildings on the property, the adobe house and the detached garage, were determined to be eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level."

Motion: To adopt Resolution 2011-01 and forward the Landmark designation request of the Frederick H. Booth House located at 105 Ontare Hills Lane to City Council for consideration.

Action: LaVoie/Sharpe, 6/0/0. Motion carried. (Shallanberger absent.)

CONCEPT REVIEW (NEW)

2. **20 E CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-322-047
 Application Number: SGN2011-00091
 Owner: Santa Barbara Bank & Trust
 Applicant: Jeff Reich
 Designer: Chandler Signs
 Contractor: Mall Signs & Service
 Business Name: Santa Barbara Bank & Trust

(Concept review of a proposal to replace 100.44 square feet of existing signage with 167.10 square feet of new signage. One existing 8 square foot ATM sign is proposed to remain unaltered. Total amount of signage on site will be 175.10 square feet. Two exceptions are requested to exceed the 90 square foot maximum total signage allowed and to exceed the maximum 10-inch letter height.)

(Requires Sign Exception Findings.)

This item was postponed to September 20, 2011 at the applicant's request.

CONCEPT REVIEW - CONTINUED

3. **33 W VICTORIA ST** C-2 Zone

(2:11) Assessor's Parcel Number: 039-181-001
 Application Number: MST2010-00327
 Owner: Unity Shoppe, Inc.
 Architect: PMSM Architects
 Landscape Architect: Arcadia Studio
 Business Name: Victoria Hall Theater

(This is a **Structure of Merit: "Former First Baptist Church."** The building is **eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.** Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way.)

(Fourth Concept Review. Comments only; project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way. Requires Historic Resource Findings. Project was last reviewed on August 3, 2011.)

Present: Derek Westen, Board member, Ensemble Theater Company
 Jason Currie, Project Manager
 Monisha Adnani, Architect

Public comment opened at 2:20 p.m.

Kellam de Forest: concerned about piecemeal development and tower height.

Public comment closed at 2:23 p.m.

No action was taken. It was the consensus of the Commission that the fly loft has greatly improved.

CONCEPT REVIEW - CONTINUED

4. 1118 E CABRILLO BLVD

P-R/SD-3 Zone

(2:25) Assessor's Parcel Number: 017-353-001
 Application Number: MST2011-00297
 Owner: City of Santa Barbara
 Applicant: Kevin Strasburg

(This is a **Structure of Merit: "Cabrillo Pavilion and Stoa."** Proposal to remove seven existing steel bollards at the west entry to the bathhouse promenade and six existing steel bollards at the east entry to the bathhouse promenade and replace them with one steel swing gate at each location. Also proposed are two new sets of fixed bollards with pipe rail adjacent to the west swing gate and one new set of fixed bollards with pipe rail adjacent to the east swing gate.)

(Referred up to the Full Board. Second Concept Review. A Coastal Exemption was approved on August 2, 2011. Project was last reviewed on Consent on August 17, 2011.)

Present: Jill Zachary, Assistant Director, City Parks and Recreation
 Kevin Strasberg, City Park Planning Technician
 Rich Hannah, Bathhouse Facility Manager

Public comment opened at 2:40 p.m.

Kellam de Forest: concerned about parking lots on either side of the pavilion; potential loss of beach view; use of gates detracts from use of the beach; suggested that bollards fade into the landscape.

Mary Louis Days: suggested that gates be understated and fade into background.

Public comment closed at 2:44 p.m.

Motion: Continued indefinitely with the following comments.

1. A minority of the Commission liked the proposed gate design. Flipping the scroll work on Design 1 was suggested.
2. Use a heavier anchor at each side of the gate.
3. The gate design is to be more traditional and appropriate to the neoclassical style of the building.
4. Study using a trash can (to be permanently installed) instead of a bollard on the west side.

Action: La Voie/Boucher, 7/0/0. Motion carried. (Shallanberger absent.)

Commissioner Drury, referencing pages 11–13, photographs 8-10, of first enclosure, noted how fortunate residents are to have such a building in the city.

PROJECT DESIGN REVIEW**5. 702 LAGUNA ST**

R-3 Zone

(2:58) Assessor's Parcel Number: 031-092-023
 Application Number: MST2010-00288
 Owner: City of Santa Barbara Housing Authority
 Architect: East Beach Ventures Architecture
 Landscape Architect: David Black Landscape Architects and Associates

(Proposal for approximately 7,656 square feet of one and two-story non-residential additions at an existing Housing Authority facility. The additions consist of a 2,946 square foot first floor addition and a 2,726 square foot second floor addition to an existing 986 square foot one-story storage building (Building A), and a 1,834 square foot one-story addition to an existing 4,184 square foot one-story maintenance building (Building B). There are 59 parking spaces proposed. Planning Commission approval is requested for an amendment to an existing Conditional Use Permit, a Transfer of Existing Development Rights for new nonresidential square footage, and a Development Plan.)

(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 012-11. Project was last reviewed on October 27, 2010.)

Present: Peter Ehlen, and Adrian Coulter, Architects
 Natira Jones, Landscape Designer

Public comment opened at 3:11 p.m.

Kellam de Forest: concerned that the structures are not compatible with the neighborhood.

Public comment closed at 3:12 p.m.

Motion: Continued two weeks with the following comments:

1. Revise the design, particularly the railing, to be of a more Hispanic style.
2. Expression of the tower is to be more traditional.
3. Address the proportion and treatment of the raised parapet.
4. Proportions of the upper story are to be smaller than the ground story.
5. Use color changes to enliven the new building.
6. Provide larger olive trees to replace the olive trees proposed to be removed.
7. Consider fuller trees along the north property line.
8. Propose more significant landscaping to screen the back flow preventer.

Action: Sharpe/Boucher, 6/0/1. Motion carried. (Murray abstained. Shallenberger absent.)

****THE COMMISSION RECESSED FROM 3:36 P.M. TO 3:45 P.M. ****

FINAL REVIEW**6. 33 E MICHELTORENA ST**

R-O Zone

(3:45) Assessor's Parcel Number: 027-232-014
 Application Number: MST2011-00180
 Owner: Archdioces of Los Angeles
 Applicant: Joe Chenoweth
 Architect: Archart

(This is a revised project description: This is on the **City's List of Potential Historic Resources: "Notre Dame School."** Proposal to permit an existing 12 foot high hedge on a 6 foot high wall within 10 feet of the front lot line at the corner of Arrellega and Anacapa Streets, and for an existing 12 foot high hedge on an existing 6 foot high wall, with a replacement of a fence ranging from 6 to 9 feet height with a 12 foot height hedge within 10 feet of the front lot line at Anacapa Street. Also included in the proposal is to remove a portion of the existing asphalt paving at the corner of Anacapa and Micheltoarena Streets for a new planting area. The project received Staff Hearing Officer approval on July 27, 2011. Other work previously requested under this application will be reviewed separately under MST2011-00286 and does not require a zoning modification.)

(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 032-11. Project was last reviewed on May 11, 2011.)

Present: Gary Jenson, Architect

Public comment opened at 3:53 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with the following comments:

1. The restoration and maintenance of the building is appreciated.
2. Moving the fence northward is appreciated.
3. Verify that fence height is 8 feet off grade of the playground.
4. The proposed gate shall reach full height.
5. Provide a sample of the proposed square metal pickets.
6. Continue to consider sight lines off Anacapa Street.
7. The added landscape at the corner of Micheltoarena and Anacapa Streets is well received.
8. Identify trees to remain at the corner of Anacapa and Micheltoarena Streets.

Action: Sharpe/Boucher, 7/0/0. Motion carried. (Shallanberger absent.)

FINAL REVIEW**7. 651 PASEO NUEVO** C-2 Zone

(4:12) Assessor's Parcel Number: 037-400-002
 Application Number: MST2010-00338
 Owner: Santa Barbara Redevelopment Agency
 Designer: Henry Lenny Design Studio
 Architect: DeVicente Mills Architecture

(This is a revised project description: Proposed enhancement to Paseo Nuevo: Phase 1 of the project includes a concept review of benches, tables, chairs, pottery, umbrellas, new ribbon flag pole element, and modifications to existing lighting plan. Phase 2 of the project includes the concept review of proposed center court and north court redesign.)

(Final Approval of the project is requested. Project was last reviewed on August 17, 2011.)

Present: Henry Lenny, Architect, Henry Lenny Design Studio
 Ryan Mills, Architect, DMA

Public comment opened at 4:25 p.m.

Kellam de Forest: concerned that proposed lounge chairs, tables, and ribbon poles do not conform to El Pueblo Viejo Guidelines, and create clutter in the Paseo; suggested using a statue as a focal point.

Public comment closed at 4:26 p.m.

Motion: Final Approval with the following comments:

1. The inspired design is appreciated.
2. The stencils are a welcome feature for the Paseo ceilings.
3. Study using the saturated colors shown in the palette through the project.
4. Use of upholstery may be problematic.
5. The ribbon pole will be a fun element and is supportable.
6. Integrate the star pendants within the buttress arcade so they appear original.
7. There is concern that the lounge chairs may be too large.

Action: La Voie/Orías, 6/0/1. Motion carried. (Sharpe abstained. Shallenberger absent.)

CONCEPT REVIEW (NEW) – REFERRED FROM CONSENT CALENDAR**I. 31 E PEDREGOSA ST** E-1 Zone

(4:41) Assessor's Parcel Number: 025-372-017
 Application Number: MST2011-00343
 Owner: Cobian Family Trust
 Applicant: Ubaldo Diaz

(This structure is on the **City's List of Potential Historic Resources: "Storke-Law House built in 1886."** Proposed exterior color change for an existing, three-story single-family residence.)

Present: Theresa Patino, Owner

- Motion:** **Project Design and Final Approvals with the following comment and condition:**
1. The owner's maintenance of the home is appreciated.
 2. Darken the (lightest) Sage green color by 25% for use on the shingles where the darker green is now indicated.
- Action:** La Voie/Shape, 7/0/0. Motion carried. (Shallanberger absent.)

CONSENT CALENDAR (11:00)

REVIEW AFTER FINAL

- A. **2300 DE LA VINA ST** **R-4 Zone**
- Assessor's Parcel Number: 025-113-017
Application Number: MST2011-00239
Owner: Robert Bartlein & Priscilla Jacobs
Applicant: Natalie Greenside
Architect: Cearnal Andrulaitis

(This is on the **City's List of Potential Historic Resources: "Hall Apartments & Grocery."** Proposal to replace the building foundation and all exterior plaster, replace windows and doors, and remodel the interior of a two-story, eight unit apartment building. No new floor area is proposed. The project received Staff Hearing Officer approval on July 27, 2011.)

(Final Approval of revised exterior color palette is requested. Requires compliance with Staff Hearing Officer Resolution No. 033-11.)

Final Approval of Review After Final as submitted.

NEW ITEM

- B. **700-720 STATE ST AND 15 & 19 E ORTEGA ST** **C-2 Zone**
- Assessor's Parcel Number: 037-092-013, -014, -016, -017, -018, -019, -020, -021 and -034
Application Number: MST2011-00318
Owner: 710 State Street Partners
Applicant: SIMA Management Corporation
Designer: Esposito Enterprises, Inc.

(The structures at 714 State Street and 718 State Street are on the **City's List of Potential Historic Resources: "Tomlinson Building" and "Brentner & Company Bicycle Shop, Pure Gold,"** respectively. Proposal to repaint the storefronts at 700, 706, 708, 710, 714, 716, 718, & 720 State Street, and 15 & 19 East Ortega Street.)

Postponed indefinitely at the applicant's request.

NEW ITEM**C. 303 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-302-008
Application Number: MST2011-00334
Owner: Ray Merpour
Applicant: Mehdi Hadighi
Business Name: 76 Service Station

(Proposal for a new 500 gallon above-grade propane fuel tank, three steel bollards, and a masonry screen wall ranging in height from four to six feet at the rear of an existing service station.)

Project Design and Final Approvals as noted on plans with the following conditions:

1. Remove the bollards at the telephone booths.
2. Add three 5-gallon Oleanders at the property line and three new curbs to create landscape area for oleanders at the property line
3. Masonry wall shall be 5 feet tall with stucco painted to match the belly band of the building.

NEW ITEM**D. 200 E CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 029-292-025
Application Number: MST2011-00338
Owner: Joe A. Freitas & Sons
Architect: Richard Redmond
Contractor: Greg Marek

(Proposal to replace an existing access ramp at the Carrillo Street entrance and install handrails at an existing stairway and ramp in order to meet accessibility standards.)

Project Design and Final Approvals as noted on sheet A0.00.**REVIEW AFTER FINAL****E. 1704 STATE ST****C-2/R-3 Zone**

Assessor's Parcel Number: 027-102-017
Application Number: MST2007-00494
Owner: 1704 State Street
Architect: Hochhauser Blatter

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,765 square foot medical office building. A total of 41 parking spaces are proposed, along with landscaping and repairs to the existing building. The project received Planning Commission approval on December 18, 2008.)

(Review After Final of change to remove faux corbels on existing building. Requires compliance with Planning Commission Resolution No. 041-08.)

Final Approval of Review After Final as submitted.

REVIEW AFTER FINAL**F. 12 E MONTECITO ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044

Architect: AB Design Studio

Applicant: Rodney James Schull Memorial Foundation

(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. Project was last reviewed on August 17, 2011.)

Final Approval of Review After Final as noted on sheet A4.01 and L-3.

FINAL REVIEW**G. 210 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-271-025

Application Number: MST2011-00061

Owner: DBN Carrillo, LLC

Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De la Vina Street frontage, new HVAC equipment, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

(Final approval of electrical details is requested. Project last reviewed on August 17, 2011 at the Full Board.)

Continued two weeks with the request for accurate elevations of all sides, showing architectural and structural roof changes. Sections were also requested.

NEW ITEM**H. 739 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-400-002

Application Number: MST2011-00340

Owner: Barbara Redevelopment Agency

Contractor: Frank Schipper Construction

(Proposal to replace the existing tile and handrails at the Paseo 4 stairway on the Chapala Street elevation in order to waterproof the stairway. Stair tread tile material will be updated to a single piece tread/cap, and handrail will be altered to comply with Title 24 requirements.)

Project Design and Final Approvals as submitted.

NEW ITEM

I. 31 E PEDREGOSA ST

E-1 Zone

Assessor's Parcel Number: 025-372-017
Application Number: MST2011-00343
Owner: Cobian Family Trust
Applicant: Ubaldo Diaz

(This structure is on the **City's List of Potential Historic Resources: "Storke-Law House built in 1886."** Proposed exterior color change for an existing, three-story single-family residence.)

This item was referred to the Full Commission and was heard at 4:41 p.m.

**** MEETING ADJOURNED AT 4:57 P.M. ****