



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 21, 2012

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
DENISE WOOLERY, VICE-CHAIR - PRESENT
BERNI BERNSTEIN - ABSENT
BRIAN MILLER - PRESENT
FRED SWEENEY - PRESENT
JIM ZIMMERMAN - PRESENT

CITY COUNCIL LIAISON:

DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON:

ADDISON THOMPSON - ABSENT

PLANNING COMMISSION LIAISON (ALTERNATE):

JOHN CAMPANELLA – ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/sfdb and then clicking on the *Meeting Video* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:02 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Miller, Sweeney, and Zimmerman.

Members absent: Bernstein.

Staff present: Bedard and Goo.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board 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 Single Family Design Board meeting of **May 7, 2012**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **May 7, 2012**, as submitted.
 Action: Woolery/Sweeney, 5/0/0. Motion carried. (Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **May 14, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery** reviewed landscaping for Items J, K, and I
 Action: Zimmerman/Miller, 5/0/0. Motion carried. (Bernstein absent).

Motion: Ratify the Consent Calendar for **May 21, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery** reviewed landscaping for Items F and G.
 Action: Zimmerman/Miller, 5/0/0. Motion carried. (Bernstein absent).

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

1. Ms. Bedard announced that Item #3, 22 Nicholas Lane was postponed two weeks at the applicant's request to the June 4, 2012, agenda, thus moving all the agenda items up in the agenda; and she announced the new approximate review times for each agenda item.
2. Board member Deisler announced he would be stepping down from Item #1, 2547 Medcliff Road; and from (revised agenda) Item #5, 1131 Las Alturas Road.
3. Ms. Bedard also announced that Board member Bernstein would absent from today's meeting.

E. Subcommittee Reports: None.

REVIEW AFTER FINAL

1. 2547 MEDCLIFF RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-362-016
 Application Number: MST2011-00151
 Owner: 2547 Medcliff, LLC
 Architect: Harrison Design
 Agent: Suzanne Elledge Planning and Permitting Services
 Designer: Margie Grace

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11 acre lot is 81% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Planning Commission Review of a Coastal Development Permit.)

(Review After Final continued for material changes to the front wall and construction of a new concrete pond. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last reviewed by SFDB on May 7, 2012.)

(3:12)

Present: Margie Grace, Designer; Ed Tamayo, Property Owner.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

Motion 1: Approval of the Review After Final with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, safety, good neighbor guidelines, public views, and landscaping; with the proposed fence material approved as submitted.

Action: Miller/Woolery, 2/2/0. **Motion failed.** (Sweeney/Zimmerman opposed, Deisler stepped down, Bernstein absent).

Alternate

Motion: Approval of the Review After Final and continued two weeks to the June 4, 2012 Consent with comments:

- 1) The Board was favorable of the glass wall material providing that the applicant returns to Consent for continued landscaping review with the comment to provide additional landscape plantings located in front of the fence to screen approximately 50% of both the height and linear length of the fence.

Action: Miller/Woolery, 3/1/0. Motion carried. (Sweeney opposed, Deisler stepped down, Bernstein absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 433 E MICHELTORENA ST

R-3 Zone

Assessor's Parcel Number: 027-252-027

Application Number: MST2011-00465

Owner: Matthew Bio and Matina Madrick

Architect: Blackbird Architects

(Proposal to construct a 416 square foot basement addition to an existing 928 square foot, two-story, single-family residence with a 184 square foot one-car garage located on a separate parcel. The proposal includes addition of new windows, and alterations and replacements to existing site walls. The proposed project will total 1,336 square feet, located on a 2,115 square foot lot in the Lower Riviera Special Design District. The proposal includes 23.5 cubic yards of cut and fill grading. The proposal is 61% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 014-12. The project was last reviewed by SFDB on January 17, 2012.)

(3:48)

Present: Matt Eastwick, Blackbird Architects.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following positive comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, for neighborhood compatibility as the architectural style is consistent with the neighborhood, quality of architecture, color, and materials, and the landscape plan and adjacent street trees is appropriate.

Action: Sweeney/Miller, 6/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

REVIEW AFTER FINAL

3. 22 NICHOLAS LN E-1 Zone

Assessor's Parcel Number: 015-033-002
 Application Number: MST2011-00063
 Owner: Brian and Robin Kopeikin
 Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked walls varying in height from 6-inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18-foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Review after Final continued from May 7, 2012, for minor design alterations to the approved 6-foot stucco wall, including changes in top of wall heights, and an extension of the wall.)

Postponed two weeks to the June 4, 2012, meeting at the applicant's request.

PROJECT DESIGN REVIEW

4. 30 CAMINO ALTO A-1 Zone

Assessor's Parcel Number: 019-130-028
 Application Number: MST2011-00215
 Owner: David Darren Long
 Architect: Archart, Inc.

(Proposal to construct a new three-level 3,699 square foot residence, including a 518 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for a requested zoning modification. The proposed total of 3,699 square feet, located on a 23,091 square foot lot, is 79% of the guideline floor-to-lot-area ratio (FAR).)

(Project Design Approval is requested. The project was last reviewed by SFDB on June 20, 2011. The project requires compliance with Staff Hearing Officer Resolution No. 031-11. Compliance with the Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.

(4:04)

Present: Gary Jensen, Architect; and Cheryl Jensen, Landscape Architect.

Public comment opened at 4:16 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

Ms. Bedard read the Staff Hearing Officer's conditions of approval; the applicant explained to the Board the reasons for the modification request and how the conditions of approval were met.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent with conditions:

- 1) The Board had positive comments regarding the project's consistency and general design and appearance as appropriate, neighborhood compatibility, quality of architecture and materials, and that the landscape plan addresses drought tolerant and fire resistant plantings.
- 2) The Board advised the Applicant that any work to the existing front retaining wall, within the public right-of-way, requires a permit from Public Works Department, and that a fountain in the front setback is not permitted.
- 3) Study use of proposed skylight material and style for a more cohesive design solution (Sheet A4).
- 4) Study use of metal eyebrows with a 90 degree corner.
- 5) Provide compliance with Tier 3 Storm Water Management Program (SWMP).
- 6) Provide an irrigation and drainage plan details on the landscape plan and reproduce the landscape compliance statement on the plans.

Action: Sweeney/Miller, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

5. 1131 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-030

Application Number: MST2012-00164

Owner: Charles Rudd Jr.

Architect: Paul Zink

(Proposal to construct a new 4,659 square foot three story, single-family residence, including a basement, and an attached 445 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 5,104 square feet, which includes a 50% reduction of the basement square footage area, is 100% of the guideline floor-to-lot area ratio (FAR).)

(Project was referred from Consent level review on May 14, 2012. Comments only; project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

(4:30)

Present: Paul Zink, Architect.

Public comment opened at 4:45 p.m.

Don Vogt expressed positive comments regarding the project in that it is sensitive to preserving his private views, he is in support of the tree removal, and he appreciated the owners and Mr. Zink's willingness to share information on the proposed project.

Letters from Paula Westbury with expressed concerns; and a letter of concern from Larri and Susan Wolfson regarding upper level decks and existing and proposed landscaping for privacy screening, were acknowledged.

Public comment closed at 4:49 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide additional site sections and a computer generated modeling indicating floor-level differences between the pool and spa, and elevations between the adjacent properties.
- 2) To address privacy concerns, study providing point-of-view photographs from the proposed second floor toward the adjacent westerly property (second floor) and lower south east property.
- 3) To address the Board's concern regarding the proposed size, bulk, and scale, provide a reduction of the square footage to reduce the FAR; and study simplifying the geometry of the house and roof, in particularly the roof forms at the second floor.
- 4) Provide perspectives of the south facing elevations, including landscaping; study landscaping elements to help reduce the visual size, bulk and scale, and soften the elevations.
- 5) Provide additional garage, windows, and material details.
- 6) Reduce the square footage of the upper level decks.

Action: Sweeney/Miller, 4/0/0. Motion carried. (Deisler stepped down, Bernstein absent).

CONCEPT REVIEW - NEW ITEM

6. 3505 LOS PINOS DR

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-312-008
 Application Number: MST2012-00161
 Owner: Mary W. Shea Trust
 Agent: Mark Morando

(Proposal to permit "as-built" work to include approximately 12-foot entry columns and a 6.5-foot wood gate, to relocate a 3-foot tall wrought iron fence and site fencing, two fountains within the front yard, and to permit the raised deck, trellis, and spa in the rear yard. The parcel is currently developed with an existing 1,754 square foot one-story single-family residence, including an attached two-car garage, located on a 9,017 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by and referred from Consent on May 7, 2012.)

(5:11)

Present: Mark Morando, Agent; and James Melnick, Landscape Designer.

Public comment opened at 5:19 p.m. As no one wished to speak, public comment was closed.

Letters in support were received from Kenneth Hughes, and Denise Chedester; and letters of concern received from Paula Westbury, David Humphreys, and Caitlin Larson regarding neighborhood compatibility were acknowledged.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Consent, with comments:

- 1) Reduce the height of the rock elements in the front area to be in proportion relative to the height of the gate.
- 2) The Board found the fountains, spa, and gate acceptable.
- 3) The Board finds the proposed location of the gate is aesthetically appropriate, and the proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines, and is acceptable and appropriate.

Action: Zimmerman/Sweeney, 5/0/0. Motion carried. (Bernstein absent).

**** THE BOARD RECESSED AT 5:37 P.M., AND RECOVERED AT 5:59 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1651 SYCAMORE CANYON RD

A-1 Zone

Assessor's Parcel Number: 019-290-001
 Application Number: MST2012-00169
 Owner: Assad Mora
 Architect: Peter Hunt

(Proposal for a new 2,490 square foot second-story addition to an existing 8,218 square foot two-story, single-family residence, including an existing 184 square foot attached accessory space, and 748 square feet of garages, provided by an attached two-car and one-car garage. An existing detached 148 square foot storage shed is proposed to remain. The proposed total of 10,856 square feet, located on a 24.68 acre parcel in the Hillside Design District, is 59% of the guideline floor-to-lot area ratio (FAR). A separate addition is currently in construction under building permit BLD2009-02063.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to granting Final Approval.)

(5:33)

Present: Peter Hunt, Architect.

Public comment opened at 6:06 p.m.

- 1) James Patterson, opposition; expressed concerns regarding on-going length of construction and debris, appearance and appropriateness of the design in the neighborhood area, and consideration of private views from his residence.
- 2) Rochelle Barattucci, opposition; expressed concerns regarding the current broad scope of the design, on-going length of construction and debris, and consideration of private views from her residence.

A letter from Paula Westbury with expressed concerns was acknowledged.

Public comment closed at 6:11 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board would appreciate the applicant providing a solution for construction debris clean-up and a time frame.
- 2) Some Board members suggested studying a simplified sloped roof solution, rather than a flat roof, for the proposed addition; it was also suggested to study the existing roof for efforts to satisfy visual and aesthetic concerns; a suggestion included a sloped or pitched roof design configuration.
- 3) Some of the Board members suggested a reduction in second-floor building mass or square footage may be appropriate.
- 4) Study adding tall canopy trees or other landscape plantings to soften the architecture and provide screening of the structure as viewed from above.

Action: Sweeney/Woolery, 5/0/0. Motion carried. (Bernstein absent).

**** MEETING ADJOURNED AT 6:47 P.M. ****

CONSENT CALENDAR (11:00 a.m.)**FINAL REVIEW****A. 460 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 019-021-004
 Application Number: MST2011-00057
 Owner: Nelson Family Trust
 Architect: Bryan Murphy

(Proposal to construct a one-story 567 square foot addition to an existing split-level 1,534 square foot residence with a detached 387 square foot two-car garage. The proposed addition will attach the existing residence to an existing detached 540 square foot accessory structure. The proposal includes an existing 1,279 square foot uncovered deck to remain, and a proposed 43 square foot demolition of an existing 88 square foot covered deck, to result in a 45 square foot covered deck. A total of 100 cubic yards of grading is proposed. The total proposed on-site development of 3,028 square feet on a 33,203 square foot lot, in the Hillside Design District, is 63% of the maximum floor-to-lot-area ratio (FAR) guideline.)

(Final Approval of architecture and landscaping is requested.)

Final Approval with conditions:

- 1) If the existing Bay Tree, located in front of the proposed addition and noted to remain, is removed as a result of the new construction, then the applicant shall replace the tree with a new 24-inch box Bay Tree.
- 2) Add a note to the Tier 3 Storm Water Management Program (SWMP) calculation that states "All stormwater resulting from all impervious surfaces shall drain into the proposed trench."

The ten-day appeal period was announced.

CONTINUED ITEM**B. 2750 CUESTA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-281-001
 Application Number: MST2012-00178
 Owner: Diana Cecala
 Architect: Pacific Arc, Inc.
 Contractor: Douglas Dafoe

(Proposal for a 156 square foot addition and partial interior remodel to an existing one-story, 2,280 square foot, single-family residence, with an attached 484 square foot, two-car garage, located on a 12,633 square foot lot. The proposal also includes replacing an existing 232 square foot deck with a new 459 square foot deck; demolition and replacement of an existing 130 square foot deck; replacing the front fence and gate; and alterations to the existing front entry courtyard; and removal of the existing eyebrow roof at the garage and front elevation. The proposed total of 2,920 square feet is 72% of the maximum floor-to-lot-area ratio (FAR).)

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

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**C. 1049 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-283-005
 Application Number: MST2012-00064
 Architect: Paul Zink
 Owner: Jared and Cindy Wheeler

(Proposal to construct a new retaining wall and guard rail varying in height from 3 feet, 2 inches to 9 feet maximum height, and a maximum of 8 feet in height within the required setbacks, a new uncovered parking space including 490 square feet of new permeable pavers, and 64 cubic yards of grading. The existing work is proposed within an existing easement that will be utilized to access the uncovered parking space, which is for the exclusive use of 1049 Alameda Padre Serra. The proposal will address the violations identified in ENF2011-00871.)

(Project Design Approval and Final Approval is requested.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**D. 20 ALISAL RD****A-1 Zone**

Assessor's Parcel Number: 019-312-009
 Application Number: MST2011-00288
 Owner: Embree-Englesberg Community Property Trust
 Architect: James Macari
 Applicant: MJB Homes
 Owner: Michael and Christina Johnson

(This is a revised project description. Proposal to construct a new 2,777 square foot two-story single-family residence and a new 482 square foot attached two-car garage located on a 41,382 square foot lot in the Hillside Design District. The previous residence was destroyed by the Tea Fire. The current proposal will relocate the garage outside of the private road. The project will comply with all recommendations outlined in the Geotechnical report dated February 15, 2012, prepared by Workman Engineering and Consulting. The project requires Staff Hearing Officer review for requested zoning modifications to allow the new house and garage to encroach into the required front setback and to allow an overheight wall system at the property. The proposed total of 3,259 square feet is 66% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-12.)

Project Design Approval and Final Approval with the findings of the Hillside Design District and the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the condition that the proposed fireplace shall only be a gas fireplace.

The ten-day appeal period was announced.

NEW ITEM**E. 2409 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-045
Application Number: MST2012-00184
Applicant: Michelle McToldridge
Owner: Marilyn Irrevocable Trust
Agent: Alex McGeever

(Proposal to construct a new 30-inch tall wood fence above an existing 42-inch tall concrete wall, located 10-feet from the front property line, for a total of 6-feet tall and for a distance of 60 linear feet. The 7,000 square foot parcel is currently developed with an existing two-story, single-family residence. No changes are proposed to the existing residence or site landscaping.)

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

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**F. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael and Kathleen Szymanski
Designer: Ubaldo Diaz
Landscape Architect: Charles McClure

(The original project description follows: Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor-to-lot area ratio (FAR).)

(Continued Review After Final for revisions to the landscape plan.)

Approved as submitted of the Review After Final.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**G. 910 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-046
Application Number: MST2005-00344
Owner: CV Investments, LLC
Applicant: Don Gragg
Architect: Santa Barbara Design & Build

(Proposal to construct a new 3,641 square foot, two-story single-family residence on a 1.3 acre vacant lot in the Hillside Design District. The proposal also includes an attached 857 square foot garage and a 400 square foot swimming pool, for a total of 4,498 square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under the main building footprint, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint. The proposed total of 4,498 square feet is 89% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission Review for zoning modifications (Resolution No. 025-06).)

(Review After Final for landscape plan details. Project requires compliance with Planning Commission Resolution No. 025-06.)

Approved as submitted of the Review After Final.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery** (only for Items F and G).