



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 22, 2014 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JAIME PIERCE
DENISE WOOLERY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
GABRIELE COOK, Interim Commission Secretary

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/SFDBVideos.

CALL TO ORDER.

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

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein (3:43 p.m.), James, and Pierce.
Members absent: Woolery and Zimmerman.
Staff present: Eng, Limón, and Cook.

GENERAL BUSINESS:

A. Public Comment:

Chris Manson-Hing, President, American Institute of Architects (AIA)/Santa Barbara, announced that the annual public tour will be October 4, 2014 and highlight the latest in Santa Barbara design by members of the AIASB. The theme this year is "Sustainable Living" and focuses on sustainability, re-use, environmental compatibility, and energy economy. A tour of eight projects will feature new and remodeled houses, multi-family residences, and forward-thinking commercial/institutional designs. The tour will be followed by a festive after-party hosted by Hayward's Design Center. More information is available at aiasb.com.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **September 8, 2014**, as amended to include a note on **Item #3 3626 San Remo** that the Board recognized that the review and approval of this item did not include the proposed building footprints for lots #1, 2, and 4.

Action: Pierce/James, 3/0/1. Motion carried. (Miller abstained, Bernstein/Woolery/Zimmerman absent).

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **September 15, 2014**. The Consent Minutes were reviewed by James/Sweeney.

Action: Miller/James, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent).

Motion: Ratify the Consent Minutes of **September 22, 2014**. The Consent Minutes were reviewed by James/Sweeney.

Action: Miller/James, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent).

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

- a. Mr. Eng announced that Board member Woolery will be absent from the meeting.
- b. Mr. Limon advised the Board that motions should not refer to and presume automatic zoning modification approvals when a project is continued to other Boards or the Staff Hearing Officer.
- c. Chair Sweeney made the following announcements:
 - a) The Board should include more detail and clarify approval motions.
 - b) The issue of projects that are noncompliant with Design Review approval arose at the joint Planning Commission and City Council meeting September 11, 2014. Chair Sweeney spoke with Community Development Director George Buell and was assured by Mr. Buell that noncompliant projects will be enforced on. At the Board's discretion, the City may require the project to adhere to the approved design.

E. Subcommittee Reports.

- a. Chair Sweeney reported that the SFDB New Zoning Ordinance (NZO) subcommittee will be comprised of three instead of four Board members to comply with the Brown Act. The three members will be determined at a later date. The purpose of the subcommittee will be to act as a method of communication between Staff and the full Board on issues regarding the new zoning ordinance effort.

FINAL REVIEW

1. 3635 CAMPANIL DR

A-1 Zone

(3:10)

Assessor's Parcel Number: 047-101-002

Application Number: MST2014-00158

Owner: Philip Palumbo and Loyce Clark

Architect: Brett Ettinger

(Proposal to construct a 2,046 square foot, one-story addition, a 218 square foot garage space, and a 406 square foot square storage room to an existing 2,298 square foot, one story, single-family residence with an attached two-car garage. The project also includes a new swimming pool, terraces, decks, other flatwork, and 680 cubic yards of grading. The proposed total of 5,576 square feet on a 1.39 acre lot in the Hillside Design District is 108% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 SWMP and certification with Built Green Santa Barbara three-star standards prior to Final Approval. Project was last reviewed on April 21, 2014.)

Actual time: 3:19 p.m.

Present: Brett Ettinger, Architect; and Margie Grace, Landscape Architect

Public comment opened at 3:27 p.m. As no one wished to speak, public comment was closed.

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 comment and condition:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, appropriate size, bulk, and scale, quality of architecture and materials, and does not adversely affect public views.
- 2) Staff review is required for compliance with Tier 3 Storm Water Management Program.

Action: James/Pierce, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent).

PROJECT DESIGN REVIEW AND FINAL APPROVAL

2. 1117 LAS ALTURAS RD

A-1 Zone

(3:30) Assessor's Parcel Number: 019-113-022
Application Number: MST2014-00223
Owner: Doll Family Trust
Agent: Jessica Harlin

(Proposal for a 16 x 68 foot infinity lap pool with associated retaining walls, pool equipment, and fencing in the rear yard of single-family residence in the Hillside Design District. The proposal also includes a six foot tall privacy wall, patio, landscaping, fire pit, and 238.5 cubic yards of grading, of which 175.5 will be exported off-site. This project requires Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval and Final Approval are requested. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character. Project must comply with Staff Hearing Resolution No. 024-14. Project was referred from Consent Calendar on September 2, 2014.)

Actual time: 3:35 p.m.

Present: Jessica Harlin, Agent/ Designer.

Public comment opened at 3:44 p.m.

- 1) Gill Garcia, expressed concerns regarding erosion, protection of the existing trees along the property line, and the sewer easement.
- 2) Everett Woody, expressed concerns regarding details of the retaining wall.
- 3) Edward Gastaldo, 812 Cheltenham Rd., expressed concerns regarding the existing southern oak tree and protection of the trees along the property line.

Public comment closed at 3:54 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Include the sewer easement on the plans.
- 2) Include the oak tree canopy on the east and west sides of the property.
- 3) Study the reduction of the length of the pool to a maximum of 50 feet.
- 4) Study the reduction of the pool equipment noise.
- 5) Provide an alternative to the infinite edge of the pool.
- 6) Encourage the property owner to document and permit the unapproved alterations that staff has identified on the residence.

Action: Pierce/James, 5/0/0. Motion carried. (Woolery/Zimmerman absent).

PROJECT DESIGN REVIEW**3. 3435 MARINA DR****A-1/SD-3 Zone****(3:55)**

Assessor's Parcel Number: 047-022-005
Application Number: MST2013-00281
Owner: Charles Rudd
Architect: Paul Zink

(Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Action may be taken if sufficient information is provided. SFDB action is contingent on Planning Commission approval; project must comply with all Planning Commission Resolution conditions applied to this project. Project was last reviewed on August 11, 2014.)

Actual time: 4:14 p.m.

Present: Paul Zink, Architect; Chris Gilliland, Landscape Architect; Allison DeBusk, Project Planner.

Public comment opened at 4:23 p.m.

- 1) Beth Collins-Burgard, neighbor at 3354 Cliff Dr., supports the project with the landscaping and height restrictions. She appreciates all the efforts made by the applicant to work with the neighbors.
- 2) Kitch Wilson, 415 Calle Las Caleros, expressed concerns regarding the inability of palm trees to screen the house. He also had concerns regarding the pool fence and block wall.
- 3) Susan Strick, neighbor at 3475 Marina Drive, owner of 3408 Cliff Drive, supports the project and appreciates the process it took to get to the current design. She believes the design is a good compromise.
- 4) Ronald Green, neighbor at 3424 Marina Dr., expressed that the developer worked with some but not all of the neighbors. He had concerns regarding the view corridor and plantings that could extend into the corridor.
- 5) Sandy Schoolfield, neighbor at 3416 Marina Dr., supports the project with the provisions. She appreciates all the efforts of the architect, owners, and the Board.
- 6) John Kechejian, neighbor at 3416 Marina Dr., strongly supports the project with the provisions. He appreciates the efforts of the architect, and owners and their willingness to work with the neighbors.

Public comment closed at 4:34 p.m.

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 the Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials.
- 2) Provide an elevation of the pool fence, gate, and wall.
- 3) Study an alternative to the proposed Queen Palm with bigger girth, possibly a Butia or Reclinata.
- 4) Provide a detailed landscape plan, including species to be planted in the view corridor.

Action: James/Bernstein, 4/0/1. Motion carried. (Miller stepped down, Woolery/Zimmerman absent).

**** THE BOARD RECESSED AT 4:53 P.M., AND RECOVERED AT 4:55 P.M. ****

PROJECT DESIGN REVIEW

4. 3626 SAN REMO DR

E-3/SD-2 Zone

(4:35) Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00505
 Owner: Nancy J Madsen
 Applicant: Vincent Amore
 Architect: Henry Lenny
 Designer: Kate Svensson

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on July 14, 2014.)

Actual time: 4:55 p.m.

Present: Robert Adams, Landscape Architect; Vincent Amore, Project Planner, Henry Lenny, Architect; Jarrert Gorin, Planner; and Daniel Gullet, Project Planner.

Public comment opened at 5:16 p.m.

- 1) Bob Westwick,(submitted letter) 3609 Capri Dr., expressed concerns regarding lack of reduction of square footage.
- 2) Molly Steen, 3609 Capri Dr., expressed concerns regarding a lack of reduction of square footage and lack of neighborhood compatibility.
- 3) John Steen, (submitted letter) co-owner of 3609 Capri Dr., expressed concerns regarding size and bulk of this project.
- 4) Peter Edwards, 216 Adair Dr., expressed concerns regarding availability of guest parking.

Letters of expressed concerns from Robert Westwick and John Steen regarding neighborhood compatibility, size and bulk were acknowledged.

Public comment closed at 5:25 p.m.

Motion: Deny the project based on the applicant's unwillingness to reduce the square footage. The Board approves of the massing and scale, but not the size of the proposal.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 398 W MOUNTAIN DR

A-1 Zone

(5:15)

Assessor's Parcel Number: 019-012-017
 Application Number: MST2014-00439
 Owner: Maria and Monte Wilson
 Architect: Paul Zink

(Proposal to construct a new 1,000 square foot, three-car, detached garage. The site is currently developed with an existing, 3,600 square foot, one-story, single-family residence, and an existing 576 square foot, detached, two-car garage which are to remain. The proposed total development of 5,176 square feet on a 1.10 acre lot in the Hillside Design District is 103% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 5:49 p.m.

Present: Paul Zink, Architect.

Public comment opened at 5:56 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to Full Board with comments:

- 1) Study eliminating the bathroom and any water source.
- 2) The aesthetics and architecture are appropriate.

Action: Miller/Bernstein, 4/1/0. Motion carried. (Sweeney opposed, Woolery/Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2321 EDGEWATER WAY****E-3/SD-3 Zone**

(5:45) Assessor's Parcel Number: 041-350-009
 Application Number: MST2014-00411
 Owner: Jeff Barens
 Architect: Tom Meaney
 Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio (FAR). This project includes Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit.)

Actual time: 6:13 p.m.

Present: Tom Meany, Architect; Jeff Barens, Owner.

Public comment opened at 6:29 p.m.

- 1) Sam Ryan, (submitted letter), adjacent neighbor at 2317 Edgewater Way; expressed support for the project.
- 2) Sally Witnov, (submitted letter), neighbor at 2312, expressed strong support for the project.
- 3) Bruce Venturelli, neighbor at 2210 Edgewater Way, opposes project, expressed concerns regarding the square footage of the house and neighborhood compatibility.
- 4) John Sharrett, 2305 Edgewater Way, expressed support for the project.
- 5) Carol Humble Hack, adjacent neighbor at 2327 and 2337 Edgewater, opposes project, expressed concern regarding the size, bulk, and scale of the house, as well as the 80 foot long H-Shape of the house and the balconies.

Letters of support from Francine and Michal Smulski, Sam Ryan, Steve and Ellen Downing, Edward Tomeo, Sally and Stan Witnov, John Sharrett, and Dominic Namnath were acknowledged. Letters of opposition from Pansy Rankin, and Kymberlee Ruff were acknowledged. A letter requesting story poles from Cathie McCammon was acknowledged.

Public comment closed at 6:49 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study reduction of the plate heights.
- 2) Study reduction of the square footage of the house.
- 3) Study moving the house location to the east.
- 4) Provide a landscape plan, including plant species.
- 5) Study removal of the balcony over the garage.

Action: Pierce/Miller, 4/0/1. Motion carried. (Bernstein stepped down, Woolery/Zimmerman absent).

**** DINNER BREAK FROM 7:10 P.M. TO 7:35 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 477 PASEO DEL DESCANSO****E-3 Zone**

(6:50) Assessor's Parcel Number: 053-102-006
Application Number: MST2014-00349
Owner: Pacific Homes Funding
Architect: Ted Meeder

(Proposal to demolish an existing single-family residence with an attached garage and construct a new 2,524 square foot, two-story, single-family residence with an attached 407 square foot, two-car garage. The project includes an attached trellis, outdoor fireplace, fountain, and landscaping. The proposed total of 2,931 square feet on a 9,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 7:35 p.m.

Present: Ted Meeder, Architect; and Ricardo Munoz, Realtor.

Public comment opened at 7:43 p.m.

A letter from Ray Aronson, adjacent neighbor at 473 Paseo Del Descanso, expressed concerns regarding the mass and bulk of the house and the sewer easement.

Public comment closed at 7:45 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a streetscape elevation of the property and adjacent homes with the landscape plan.
- 2) Study reduction of the plate heights.
 - 1) Study reduction of the size of the turret.
 - 2) Study an alternative fireplace.
- 3) Study reduction of the size and location of the balcony to adhere to the Single Family Design Board guidelines.
- 4) Study retention of the existing landscape.
- 5) Study the styling details.
- 6) Study the entry way for neighborhood compatibility.
- 7) Study the second story window locations.
- 8) Study the style of windows in the back to be consistent with the architecture style.
- 9) Work with neighbors to address their concerns.
- 10) Provide fencing details, if fencing is proposed.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2405 STATE ST****E-3 Zone**

(7:30) Assessor's Parcel Number: 025-071-012
Application Number: MST2014-00418
Owner: Dan Underwood
Architect: Bill Wolf

(Proposal to construct a 2,108 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls and fencing, an outdoor fireplace, and the removal of a front setback tree. The proposed total of 2,613 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 8:07 p.m.

Present: Bill Wolf, Architect; and Dan Underwood, Owner.

Public comment opened at 8:18 p.m.

- 1) Jim Arnesen, adjacent neighbor at 2401 State St., expressed surprise regarding the parcel being a buildable lot and neighborhood compatibility of the proposed house.

Public comment closed at 8:21 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide level C story poles.
- 2) The Board finds the architecture to be pleasing.
- 3) Provide a streetscape plan of the property and adjacent homes.
- 4) Provide details, materials and color board, and a landscape plan.

Action: James/Bernstein, 4/0/1. Motion carried. (Sweeney stepped down, Woolery/Zimmerman absent).

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by James and Sweeney.

FINAL REVIEW**A. 835 CENTINELA LN****A-1 Zone**

Assessor's Parcel Number: 047-102-026
Application Number: MST2014-00379
Owner: Michael and Cynthia Murphy
Architect: Dylan Chappell

(Proposal to remodel an existing 4,114 square foot, one-story single-family residence. The proposal includes exterior alterations to the front entry, roof, rear deck and stair, and a net square footage reduction of 199 square feet. The proposed total of 3,919 of development on a 38,457 square foot lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval with the following conditions:

- 1) Provide details for the column support connections to the roof eave and foundation of the rear patio terrace.
- 2) Provide details for the railings on the steps from the rear patio terrace.

FINAL REVIEW**B. 227 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-013
Application Number: MST2014-00117
Owner: Brummett Family Trust
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing officer review is requested for zoning modifications.)

(Final Approval is requested. Project must comply with Staff Hearing officer Resolution No. 034-14).

Project was postponed at the applicant's request.

FINAL REVIEW**C. 108 MOHAWK RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-343-011
Application Number: MST2014-00225
Owner: Loretta F Carter
Architect: Tom Ochsner

(Proposal to demolish an existing 565 square foot single-family residence and construct a new 1,771 square foot two-story single-family residence with an attached 249 square foot one-car garage and a 161 square foot one-car carport in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,180 square feet is 81% of the required maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**D. 1366 SYCAMORE CANYON RD****E-1 Zone**

Assessor's Parcel Number: 015-130-012
Application Number: MST2014-00445
Owner: Tyson Thompson
Designer: Russell Banko Design & Construction

(Proposal to construct a 169 square foot, one-story addition to an existing 1,633 square foot, one-story residence with an existing 440 square foot, attached two-car garage. The proposal includes the addition of a five-foot tall board and batten sound wall in the front yard, and a new patio and landscaping in the rear yard. The proposed total of 2,234 square feet of development on a 17,911 square foot lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Final Approval with the following condition:

- 1) Obtain Fire Department approval of the landscape plan.

NEW ITEM**E. 1515 KNOLL CIRCLE DR****E-1 Zone**

Assessor's Parcel Number: 015-141-021
Application Number: MST2014-00440
Owner: Charles R/Maria C Curtis Living Trust
Designer: Ruben Carmona
Contractor: Stone Concepts

(Proposal to permit the "as-built" extension and cladding of an existing retaining wall of up to 4 feet tall along the front property line, and an "as-built" two-foot tall retaining wall located above and 32 inches behind the lower retaining wall. The collective heights of the retaining walls range from three and one-half feet to six feet tall.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

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, and with the following comments:

- 1) The Board finds the height of the front yard retaining walls acceptable and compatible with the surrounding neighborhood, and that they do not pose consistency issues with the design guidelines.

FINAL REVIEW

F. 1565 LA CORONILLA DR

E-1 Zone

Assessor's Parcel Number: 035-302-003
Application Number: MST2014-00297
Owner: Mark Williams
Designer: Don Swann

(Proposal to construct a new 3,045 square foot two-story residence with an attached 440 square foot two-car garage. The project includes 380 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,485 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval with the following condition:

- 1) Include details for divided light windows.

**** MEETING ADJOURNED AT 8:40 P.M. ****