



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 4, 2010

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

SUSETTE NAYLOR, *Chair* – Present  
 DONALD SHARPE, *Vice-Chair* – Present  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 MICHAEL DRURY – Present  
 FERMINA MURRAY – Absent  
 ALEX PUJO – Present  
 CRAIG SHALLANBERGER – Absent  
 PHIL SUDING – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

MICHAEL SELF – Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Absent  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician – Present  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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 preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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.

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- \*\* The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC 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 Commission 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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 Commission took action or rendered its decision.**
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- \*\* **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc). **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

**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 Building and Safety Staff 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:**

- A. That on Friday, July 30, 2010, at 4:00 P.M., this 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](http://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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**GENERAL BUSINESS:**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 21, 2010.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 21, 2010, with corrections.**

Action: Suding/Boucher, 6/0/1. (Naylor abstained. Murray/Shallanberger absent.) Motion carried.

- C. Consent Calendar.

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

Action: Pujo/Adams, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

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

1. Ms. Gantz made the following announcement:

- a) Commissioners Murray and Shallanberger would be absent from the meeting.
- b) Reminded the Commission that the project at 34 W. Victoria Street will be reviewed by the Planning Commission on August 12<sup>th</sup> and Commissioners Drury and Adams have volunteered to attend the hearing to represent the Commission. The entire Commission is requested to view the story pole installation on Tuesday, August 10<sup>th</sup>.

2. Commissioner Suding announced he would be leaving at 5:15 p.m.

- E. Subcommittee Reports.

Commissioner Suding reported on the *El Encanto Hotel Subcommittee* that met on July 28.

Commissioner Boucher reported that the Sign Committee has been disbanded. She and the former Chair, Natalie Cope, will be reviewing the proposed sign projects within El Pueblo Viejo Landmark District at 9:00 a.m. on HLC meeting days.

**ARCHAEOLOGY REPORT****1. 415 ALAN RD** A-1/SD-3 Zone

(1:45) Assessor's Parcel Number: 047-091-024  
 Application Number: MST2009-00083  
 Owner: Andrew Seybold  
 Agent: Patsy Stadelman

(Proposed subdivision of APN 047-091-024 along with Zone Change, General Plan and Local Coastal Plan amendments.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on prehistoric or historic archaeological resources, no mitigation measures are required, and the standard condition regarding the discovery of unanticipated archeological resources applies and shall be on plans prior to issuance of building permit.

**Motion: To accept the report with the request that the preparer provide a clearer version of Figure 2.**

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

**CONCEPT REVIEW - CONTINUED****2. 1111 E CABRILLO BLVD** HRC-1/SD-3 Zone

(1:47) Assessor's Parcel Number: 017-352-004  
 Application Number: MST2010-00200  
 Owner: Hyatt Development Corporation  
 Agent: Tynan Group  
 Architect: Henry Lenny Design Studio  
 Architect: Shlemmer+ Algaze+Associates  
 Designer: Henriksen Design Associates, Inc.  
 Landscape Architect: Carducci & Associates  
 Business Name: Mar Monte Hotel

(The "Santa Clara" building, one of three buildings on site, is on the **City's List of Potential Historic Resources: "Mar Monte Hotel."** Proposal for interior and exterior alterations including renovations to the swimming pool, lobby, spa, and guest rooms. The swimming pool coping and deck will be replaced with new, and landscaping improvements will be made in the pool area as well. Several existing stucco walls will be replaced with wrought iron railings and one existing guest room window will be replaced with sliding doors. Several guest rooms will be combined to create suites, so the number of hotel rooms will change from 174 to 170. The number of existing parking spaces of 158 will not change. Also included is to replace an existing railing and columns (in the spa lobby) with a new stucco wall. This 110,599 square foot parcel is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption.)

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

Present: Cameron Carey, Agent  
Henry Lenny, Architect  
Raymond Irmer, Architect

Public comment opened at 2:06 p.m.

Kellam de Forest, local resident, commented about the proposed windows and the view from the street.

Public comment closed at 2:07 p.m.

- Motion:**      **Preliminary Approval and continued indefinitely with the following comments:**
1. The Commission is pleased with the direction the project is going.
  2. Replace the door at Cabrillo Blvd. so that it is more in character with the rendered Lenny elevation.
  3. Introduce smaller pots around the pool area with lower-scaled plants in addition to the larger planters already proposed.
  4. The paving pattern and plan are acceptable. It was suggested that warm tones and grays be used.
  5. Relocate existing *Cordylines* on the site, where appropriate. It was suggested that as many as possible of the relocations be incorporated into the pool area.
  6. Remove the second plaster from the right at the second story balcony on the spa elevation.
  7. Remove surface mounted electrical conduits and integrate downspouts in the area of the project.
  8. **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.
- Action:**      Pujo/Suding, 6/1/0. (Naylor opposed due to what she felt were incomplete drawings. Murray/Shallanberger absent.) Motion carried.

**PRELIMINARY REVIEW****3. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(2:24) Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Architect: Gensler  
 Landscape Architect: Katie O'reilly-Rogers, Inc.  
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) **Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner**; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Preliminary Approval of Mission Village is requested. Project requires compliance with Planning Commission Resolution No. 004-09.)**

Present: Casey Nagel, Architects  
 Courtney Miller, Landscape Architect  
 Trish Allen, SEPPS  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 3:07 p.m.

Kellam de Forest, local resident, commented on the landscaping.

Trevor Martinson, local architect, commented on the proposed two-story buildings.

Public comment closed at 3:12 p.m.

**Motion:** Continued two weeks to allow time for *El Encanto Hotel Subcommittee* to resolve the following issues:

**1. Site:**

- a) The applicant's effort to modulate the raised garage and the effect on the topography is appreciated.
- b) Study the retaining walls with regard to their stone work pattern. It was suggested that the wall be canted a few degrees.
- c) Restudy the geometric landscape circulation pattern of the Mission Village outdoor space.
- d) Study the fountain's shape and whether there should even be one at the Mission Village outdoor space.
- e) The north retaining wall is too high and it should be modulated.
- f) Use more native oaks.
- g) Use deciduous creeping vines on the walls.

**2. All Buildings:**

- a) Restudy chimney caps and chimney proportions.
- b) Restudy the use of cantilevers and probable excessive depths proposed for them.
- c) Look into sun protection on the south, east and west elevations.
- d) Provide more variety in eave details.
- e) There is concern that all eaves have been raised and none were lowered.
- f) Increase the metal flange of iron balconies to a height of 6 to 8 inches.
- g) There should be more recessed doors/openings.
- h) Relocate downspouts away from the corners.
- i) Provide tall plant material in the planters where possible.

**3. Building 32:**

- a) Use a single balcony type.
- b) Explore the particular character of Monterey balconies in terms of longer eaves and corbels that should reflect the structural needs of the balcony.
- c) The scalloped caps should be wider.

**4. Building 33:** Integrate the scallops on the north elevation into the overall design.

**5. Building 34A:**

- a) The stair rail should be curved; remove the tile cap. This is an example of where the cantilevered balcony is too extreme in its depth.
- b) On the west elevation there is concern with respect to the light fixture height and maintenance.

**6. Building 34B:**

- a) Restudy the main door entry on the south elevation.
- b) Redesign the tower so that it has more character.

Action: Pujo/Drury, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****4. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(3:49) Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Architect: Gensler  
 Landscape Architect: Katie O'reilly-Rogers, Inc.  
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: **1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29;** 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)**

Present: Trish Allen, SEPPS  
 Kathleen Kennedy, City Associate Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the addendum to the historic structures report concludes that the proposed Utility Distribution Facility / Back of House Cottages project meets the Secretary of the Interior's Standards; therefore, its impact on the historic buildings and setting is considered less than significant (Class III).

Public comment opened at 3:51 p.m.

Kellam de Forest, local resident, commented about the verticality of the Eucalyptus trees on the Riviera and that they were an important part of the landscape design in that area.

Public comment closed at 3:53 p.m.

**Motion: To accept the report as submitted.**

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



**FINAL REVIEW**

5. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:55) Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Architect: Gensler  
 Landscape Architect: Katie O'reilly-Rogers, Inc.  
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: **1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29;** 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Final Approval of the northwest corner/back-of-house portion of the project. Project requires compliance with Planning Commission Resolution No. 004-09 and 034-09.)**

Present: Casey Nagel, Architects  
 Courtney Miller, Landscape Architect  
 Trish Allen, SEPPS  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 4:12 p.m.

Trevor Martinson, local architect, commented on Cottage 29 with regard to the number of stories.

Kellam de Forest, local resident, commented on stone, screening, and Eucalyptus trees.

Farrokh Nazerian, neighbor, commented on Cottage 29, steps, Eucalyptus trees, and stone.

Public comment closed at 4:18 p.m.

**Motion: Final Approval and continued indefinitely to the Consent Calendar for the following details:**

1. Study the garage lighting to avoid glare.
2. Driveway surface shall be a different material than what is being proposed.
3. Driveway entrance shall have canted sandstone walls.
4. Landscaping:
  - a) Break the difference in planting locations over the underground parking to avoid appearance of a line of shrubs.
  - b) Incorporate more accents to be consistent with the Alvarado Place planting species.
  - c) Incorporate Coast Live Oak (*Quercus agrifolia*).

Action: Adams/Pujo, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

**CONSENT AGENDA****NEW ITEM****A. 206 E ANAPAMU ST** C-2 Zone

Assessor's Parcel Number: 029-162-039  
 Application Number: MST2010-00096  
 Owner: Storke LLC  
 Applicant: Geosyntec Consultants  
 Architect: CSA Architects

(Proposal for a temporary soil remediation and indoor air quality mitigation program including the construction of an equipment enclosure and installation of soil vapor extraction equipment. Also proposed is to partially restripe the parking lots (located at 206 E. Anapamu Street and 1126 Santa Barbara Street) to allow two handicapped-accessible parking spaces and to alter the existing parking lot screen wall to allow an accessible path of travel.)

**The project was postponed indefinitely at staff's request.**

**NEW ITEM****B. 735 STATE ST** C-2 Zone

Assessor's Parcel Number: 037-400-014  
 Application Number: MST2010-00228  
 Owner: Balboa Building Company, LLC  
 Agent: Jacob Webster  
 Architect: McCall Design Group  
 Business Name: Banana Republic

(Proposal to remove the mall entry doors on the north elevation and infill with a window and bulkhead to match the existing adjacent windows. A screening film is proposed to be applied to the interior of the window glass and a new awning to match existing will be installed above the new window.)

**Final Approval with the condition that a sample of window film shall be reviewed by Staff prior to issuance of building permit.**

**NEW ITEM****C. 224 CHAPALA ST** HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-012  
 Application Number: MST2010-00221  
 Owner: Redevelopment Agency of Santa Barbara  
 Architect: Christine Pierron  
 Business Name: Greyhound Lines

(This is a **City Landmark** and is **eligible to be on the National Register of Historic Places: "Southern Pacific Railroad Station."** Proposal for exterior alterations including new exterior paint to match existing colors, new light fixtures, and the replacement of an existing cargo door with a pair of hinged doors to replicate the original. Also proposed is to add a new pedestrian crosswalk between the project building and the adjacent train station, and a new backflow prevention device.)

**(Requires Historic Resource Findings and Findings for Alterations to a City Landmark.)**

**Final Approval as submitted and the following findings were made:**

- 1. Alterations to a City Landmark:** The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.
- 2. Historic Resource:** The project will not cause a substantial adverse change in the significance of an historical resource.

**NEW ITEM****D. 2717 DE LA VINA ST**

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

Assessor's Parcel Number: 051-213-019  
Application Number: MST2010-00227  
Owner: Sun Ray Properties  
Applicant: Bill Covey

(This site is on the **City's List of Potential Historic Resources: "Early Auto Camp site."** Proposal to demolish 40 square feet of an existing storage building and to replace four existing doors with new Fiberglas doors to match existing. Wall finish and ground paving to match existing.)

**Final Approval as submitted.****NEW ITEM****E. 320 E DE LA GUERRA ST**

R-3 Zone

Assessor's Parcel Number: 031-091-008  
Application Number: MST2010-00223  
Owner: Housing Authority of the City of Santa Barbara  
Landscape Architect: David Black

(Proposal for alterations to the existing landscaping in the front yards along the De la Guerra Street frontage including the removal of selected perennials and shrubs and the installation of new trees and a new drip irrigation system.)

**Final Approval as submitted.****\*\* THE FULL BOARD MEETING ADJOURNED AT 4:34 P.M. \*\***