



# DESIGN REVIEW BOARD MINUTES - APPROVED

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
(805) 961-7500

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## REGULAR MEETING

**WEDNESDAY, January 23, 2008**

### **CONSENT CALENDAR – 2:30 P.M.**

Scott Branch, Planning Staff

### **SIGN SUBCOMMITTEE – 2:30 P.M.**

Members: Carl Schneider, Cecilia Brown, Thomas Smith

### **STREET TREE SUBCOMMITTEE – 2:00 P.M.**

Members: Chris Messner, Bob Wignot, Simon Herrera

### **ADMINISTRATIVE AGENDA – 3:00 P.M.**

### **REGULAR AGENDA – 3:15 P.M.**

**GOLETA CITY HALL  
130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

#### **Members:**

Scott Branch (Architect), Chair

Bob Wignot (At-Large Member), Vice Chair

Cecilia Brown (At-Large Member)

Simon Herrera (Landscape Contractor)

Chris Messner (Landscape Contractor)

Carl Schneider (Architect)

Thomas Smith (At-Large Member)

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#### **A. CALL MEETING TO ORDER AND ROLL CALL**

The regular meeting of the City of Goleta Design Review Board was called to order by Chair Branch at 3:00 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

Board Members present: Scott Branch, Chair; Bob Wignot, Vice Chair; Simon Herrera; Chris Messner; Carl Schneider; Thomas Smith.

Board Members absent: Cecilia Brown.

Staff present: Scott Kolwitz, Senior Planner; Cindy Moore, Senior Planner; Alan Hanson, Senior Planner; Brian Hiefield, Planning Technician; and Linda Gregory, Recording Clerk.

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### B. ADMINISTRATIVE AGENDA

#### B-1. MEETING MINUTES

A. Design Review Board Minutes for January 8, 2008

**MOTION: Schneider moved, seconded by Smith and carried by a 6 to 0 vote (Absent: Brown) to approve the Design Review Board Meeting Minutes for January 8, 2008, as amended.**

#### B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Member Wignot reported that the Street Tree Subcommittee met today with Bill Millar, Parks and Open Space Manager. The discussion included the application submitted by the City to participate in the Tree City USA program and also an item with regard to incorporating standards into the City's tree specifications from the American National Standard Institute (ANSI) and the International Society of Arboriculture (ISA). The next Street Tree Subcommittee meeting will be on February 26, 2008, at 2:00 p.m.

#### B-3. PLANNING DIRECTOR REPORT

Senior Planner Scott Kolwitz reported: 1) A follow-up discussion regarding the Lighting Site Visit on January 8, 2008, will be conducted as Item M-3 on the agenda. 2) The City Council conducted a public hearing on January 17, 2008, to discuss the City Initiated General Plan Amendments, and continued the discussion to January 29, 2008, at 6:00 p.m. to consider the remaining items. 3) The Village at Los Carneros project is scheduled for review by the City Council on February 5, 2008. 4) The Redevelopment Agency staff is tentatively scheduled to make a presentation to the DRB on February 12, 2008, regarding the Storefront Improvement Project in Old Town. 5) The DRB discussion and slide presentation regarding completed projects that were reviewed by the DRB is scheduled for the meeting on February 26, 2008.

### C. PUBLIC COMMENT:

Ed Easton commented that he believes it is important to consider the size, bulk and scale of a project, and expressed concern that buildings which are too big for their lot appear out of place. He also commented that compatibility is still highly desired in the General Plan for both residential and commercial buildings and that this may not be changed. He also expressed concern regarding ex post facto approvals.

### D. REVIEW OF AGENDA: A brief review of the agenda for requests for continuance.

Senior Planner Scott Kolwitz reported that the applicant for Item H-2, No. 07-211-DRB, 120 South Patterson Avenue, requested a continuance to February 12, 2008; the applicant for Item J-1, No. 05-095-DRB, 7121 Del Norte, requested a continuance to February 12, 2008; the applicant for Item K-2, No. 03-051-DRB, Northeast Corner of Los Carneros/Calle Real, requested a continuance to February 12, 2008; and the applicant for Item L-1, No. 05-037-DRB, Cathedral Oaks/Highway 101 Interchange, requested a continuance to April 8, 2008.

\* Indicates applicant request for continuance to a future date.

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**MOTION:** Branch moved, seconded by Wignot and carried by a 5 to 0 vote (Recused: Schneider; Absent: Brown) to continue Item H-2, No. 07-211-DRB, 120 South Patterson Avenue, to February 12, 2008, per the applicant's request.

**MOTION:** Schneider moved, seconded by Wignot and carried by a 6 to 0 vote (Absent: Brown) to continue Item J-1, No. 05-095-DRB, 7121 Del Norte, to February 12, 2008; to continue Item K-2, No. 03-051-DRB, Northeast Corner of Los Carneros/Calle Real, to February 12, 2008; and to continue Item L-1, No. 05-037-DRB, Cathedral Oaks/Highway 101 Interchange, to April 8, 2008, per the respective applicants' requests.

### E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Chair Branch reported that he reviewed Item F-1, No. 07-219-DRB, 370 Storke Road, today with Dawn Sherry, project architect, and Senior Planner Alan Hanson

### F. CONSENT CALENDAR

#### F-1. DESIGN REVIEW BOARD PERMIT NO. 07-219-DRB

370 Storke Road (APN 073-100-008)

This is a request for *Final* review. The property includes a 1,230-square foot restaurant, 1,998-square foot car wash, and 20,000-square foot outdoor storage area on a 1.0-acre parcel zoned C-3 in the Inland Area of the City. The applicant proposes to renovate the exterior of the existing restaurant, replacing wood siding with stucco, changing out doors and windows, replacing the existing mansard roof with a 4-foot high parapet, adding a continuous covered eave with a copper colored standing seam roof around the west, north, and south elevations of the building, a copper colored standing seam roofed eave above the mechanical/electrical cabinet and utility door on the east elevation, and replacing the existing roof-mounted HVAC equipment with new HVAC equipment that would also be mounted on the roof. In addition, exterior lighting along the north and south property lines and new landscaping is proposed along with two additional planter areas on the south and east sides of the building. The existing parking area would be re-stripped and one new handicapped parking space would be added. A new 36" high masonry wall around the existing outdoor dining area in the front of the restaurant is also proposed. No expansion of any aspect of the existing structure is proposed as part of this project. The new stucco would be painted "coconut." New flashing would use copper colored aluminum. The project application was filed by Harwood White, agent, on behalf of John Price, property owner. Related cases: 06-185-LUP, 06-185-DRB, 07-095-APP, 07-183-LUP, 07-183-DRB, & 07-219-LUP. (Last heard on 1-08-08) (Alan Hanson)

Chair Branch reported that he reviewed Item F-1, No. 07-219-DRB, 370 Storke Road, today with Dawn Sherry, project architect, and Senior Planner Alan Hanson, and that the applicant responded to all of the DRB conditions with the exception of a discrepancy regarding the size of the screen wall in front which was shown as 36 inches on the site plan and was changed to 30 inches.

**ACTION: Chair Branch granted Final Approval of Item F-1, No. 07-219-DRB, 370 Storke Road, as submitted, with the following change: the screen wall in front shall be changed from 36" to 30" inches on the site plan.**

## G. SIGN SUBCOMMITTEE REPORT

Sign Subcommittee Member Schneider reported that the Sign Subcommittee met today and reviewed Item H-1, No. 07-216-DRB, 55 Castilian Drive; and Item H-2, No. 07-211-DRB, 120 South Patterson Avenue.

## H. SIGN CALENDAR

### H-1. DESIGN REVIEW BOARD PERMIT NO. 07-216-DRB

55 Castilian Drive (APN 073-150-007)

This is a request for *Final* review. The property includes a 32,800-square foot single-story commercial property on a 1.95-acre parcel in the M-RP zone district. The applicant proposes to install a new sign on an existing freestanding monument sign that would read "Castilian Research & Technology Center". There would be an approximately 2'-4" high logo associated with the sign. The dimensions of the sign would be 11'-9" long by 2'-4" tall, with an area of approximately 27-square feet. The monument dimensions are 17' long by 4'-10" tall, with an area of approximately 82-square feet. The non-illuminated sign would have pin-mounted PVC lettering finished with enamel. The permitted monument sign is located in the front yard setback along Castilian Drive and is not proposed to be moved. The project was filed by Ken Sorgman, sign contractor, on behalf of Sabine Freistuhler, property owner. Related cases: 07-216-SCC; 92-SCC-001; 91-BAR-390. (Last heard on 1-08-08) (Brian Hiefield)

*Comments from the Sign Subcommittee review on January 23, 2008:*

The plans were presented by Ken Sorgman, sign contractor, on behalf of Sabine Freistuhler, property owner.

**ACTION: The Sign Subcommittee reviewed, with Planning Technician Brian Hiefield, Item H-1, No. 07-216-DRB, 55 Castilian Drive, and granted Final Approval as submitted.**

### H-2. DESIGN REVIEW BOARD PERMIT NO. 07-211-DRB

120 South Patterson Avenue (APN 065-050-030)

This is a request for *Conceptual/Preliminary* review. The applicant proposes to install a two sided freestanding entry sign for the Patterson Place Apartments measuring a maximum of 4-feet 4-inches tall by 8-feet wide. The sign area is proposed to be approximately 18 ½ -inches by 7-feet 4-inches for an aggregate of approximately 11 square feet on each side of the structure. The non-illuminated sign shall have aluminum pin mounted flat cut out (F.C.O.) "Burnt Crimson" lettering. The portion of the sign reading "Patterson Place" will have 6-inch high letters, the portion of the sign reading "APARTMENTS" will have 4-inch high letters, and the address portion of the sign will have 4 ½ -inch high letters. The sign would be located approximately 9-feet

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east of the edge of public right-of-way and approximately 36-feet north of the Patterson Place Apartments entrance. No logos are allowed as part of the sign. The application was filed by agent Craig Minus of The Towbes Group, property owner. Related case: 74-CP-39, 07-211-SCC. (Last heard on 1-08-08, 12-18-07) (Brian Hiefield)

**.MOTION: Branch moved, seconded by Wignot and carried by a 5 to 0 vote (Recused: Schneider; Absent: Brown) to continue Item H-2, No. 07-211-DRB, 120 South Patterson Avenue, to February 12, 2008, per the applicant's request.**

### I. FINAL CALENDAR

- None

### J. CONCEPTUAL/PRELIMINARY CALENDAR

#### J-1. DESIGN REVIEW BOARD PERMIT NO. 05-095-DRB

7121 Del Norte (APN 077-113-003)

**Revised Project Description:** This is a request for *Conceptual/Preliminary* review. The property includes a 2,574-square foot residence (including a converted garage), an existing approximately 36-square foot balcony, an existing approximately 50-square foot exterior staircase, and a 390-square foot 2-car carport on a 6,300-square foot lot in the 7-R-1 zone district. The applicant proposes to permit a 120-square foot garden shed, 76-square foot fire pit and 50-square foot Jacuzzi, to construct a 208-square foot outdoor Bar-B-Que with work area with an 8-foot tall trellis, and to expand the approximately 36-square foot balcony to an approximately 108-square foot balcony that would be partially supported by the existing carport. Access from the proposed second-story balcony extension to the top of the carport is not proposed. The resulting 2-story structure would be a 2,574-square foot residence (including a converted garage), an approximately 108-square foot balcony, an approximately 50-square foot exterior staircase, a 390-square foot 2-car carport, a 120-square foot garden shed, a 76-square foot fire pit, a 50-square foot Jacuzzi, and 208-square foot outdoor Bar-B-Que with work area with an 8-foot tall trellis. This existing permitted structure is above the recommended maximum allowable floor area for this property, which is 1,984 square feet plus an allocation of 440 square feet for a 2-car garage; however, as the proposed project consists of non-habitable structures, the situation will not be exacerbated. All materials used for this project are to match the existing residence. The project was filed by agent Victor Alvarez on behalf of Juan & Lola Zaragoza, property owners. Related cases: 05-095-LUP. (Continued from 1-08-08, 10-16-07\*, 09-05-07\*, 08-21-07, 12-18-05\*) (Scott Kolwitz)

**MOTION: Schneider moved, seconded by Wignot and carried by a 6 to 0 vote (Absent: Brown) to continue Item J-1, No. 05-095-DRB, 7121 Del Norte, to February 12, 2008, per the applicant's request.**

\* Indicates applicant request for continuance to a future date.

## **K. CONCEPTUAL CALENDAR**

### **K-1. DESIGN REVIEW BOARD PERMIT NO. 07-171-DRB**

351 S. Patterson Avenue/Hollister Avenue (APNs 065-090-022, -023, -028)

This is a request for *Conceptual* review of a new application for the Goleta Valley Cottage Hospital which proposes to improve its existing facilities in order to comply with State Senate Bill 1953, a law requiring the seismic retrofit and/or upgrading of all acute care facilities. Existing development consists of a 93,090-square foot hospital and a 41,224-square foot Medical Office Building (MOB).

The applicant proposes to replace the hospital with an entirely new facility and demolishing the old hospital building, resulting in a total of 152,658 square feet, a net increase of approximately 59,568 square feet. The existing MOB located north of the hospital is also proposed to be replaced and will be demolished, resulting in a total of 55,668 square feet, a net increase of approximately 14,444 square feet.

Parking to serve both the hospital and MOB uses will be redeveloped on both sites and a temporary construction parking area including 377 spaces is proposed across South Patterson Avenue in the northwestern portion of the parcel known as the "Hollipat" site.

Phased construction is planned through 2011 in a manner that will continue to provide all existing medical services to the community.

The hospital, MOB, and a portion of the Hollipat parcels have a General Plan Land Use Designation of Office & Institutional. The hospital parcel has a Hospital Overlay. The remaining portion of the Hollipat parcel has split land use designations of medium and high density residential. The zoning for the hospital, MOB, and a portion of the Hollipat parcel is Professional & Institutional (PI). The remaining portion of the Hollipat parcel has split zoning of Design Residential, 20 and 25 units per acre. The MOB parcel and a portion of the Hollipat parcel have a Design Control Overlay and the southern portion of the hospital parcel has the Approach Zone Overlay. The project was filed by agent Suzanne Elledge on behalf of the Goleta Valley Cottage Hospital, property owner. Related cases: 07-171-OA, 07-171-DP. (Continued from 12-18-07, 11-06-07) (Cindy Moore)

Site visits: Member Schneider stated that he drove by the Hollister/Patterson intersection today on his way to the meeting.

The plans were presented by Stephen Wen and Fernando Ablaza, SWA Architects; Diane Wisby, On-Site Administrator; Martha Degasis, Arcadia Studio, landscape architect; and agent Suzanne Elledge, on behalf of the Goleta Valley Cottage Hospital, property owner.

Stephen Wen, project architect, stated that the design team responded to the DRB concerns regarding the three-story massing by introducing a partial single-story, allowing a partial second story, and adding some undulating elements to step in and step out, which would soften the massing. He said that the building was not moved

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towards the front because there is an orchard for the intent of softening the building facing Hollister Avenue. He noted that the MOB needs to be designed in a manner that meets certain bay depth requirements for operational efficiency of the building.

Suzanne Elledge, agent, stated that in order to meet the deadlines mandated by the State, the permits for the project need to be issued by December, 2008. In order to meet this schedule, she requested that the DRB comments move in the direction of confirming the building's location and massing with the understanding that the progress can continue to be made during the permit process with regard to the concerns regarding architectural detailing. She stated that it was her understanding that the Straw Poll at the last hearing indicated that the third floor mass was acceptable as long as it was pulled back to the hospital side of the site and was not along the Hollister Avenue frontage. She clarified that the area where the orchard is located will not be available to use for building purposes as part of the permit or in the foreseeable future.

Senior Planner Scott Kolwitz read Straw Poll from the hearing on December 18, 2007.

Diane Wisby, On-site Administrator, Goleta Valley Cottage Hospital, discussed the constraints that need to be considered with regard to the affordability of the project and keeping health services in the community.

### Comments:

1. Member Schneider stated he understands the project's constraints but still has a combination of concerns regarding the massing of the three-story building and the architectural detailing. He would like to see some of the massing solution for the hospital related in the MOB. He does not believe that the addition of the stone work and the metal canopies are done in a way that works well. He expressed his concern that the plans presented for the three-story massing at the intersection of Hollister/Patterson are not yet successful. He stated that the previous design was moving in a more successful direction with the blurring of the distinction between floor lines to help break up the elevation and soften the three-story aspect. He questioned whether story poles might be useful at this time.
2. Member Smith stated that he agrees with Members Schneider's comments and that he understands the need for three-story mass for the MOB to be effective. He expressed concern that there is a very prominent horizontal element on the three-story mass and suggested addressing this concern with a little more articulation of the detailing. For example, the hospital renderings show vertical details or segments that break up the horizontal element. He commented that the hospital has a jazzy exterior, musically, and he would like to see the MOB building play with the band. He liked that the MOB was pulled back from the corner to provide view to the hospital.
3. Member Wignot expressed concern that the southeast three-story elevation seems very boxy when driving from the hospital back to the Hollister/Patterson intersection. He requested that the applicant consider ways to break down the elevation such as different textures or treatments architecturally, if the building cannot be extended south to provide for a two-story element. He believes the

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efforts were good by the design team to soften and step back the three-story massing on the northeast corner. He suggested a possible condition of approval that would preserve the orchard for screening purposes because of his concern there may be the possibility of building on the site in the future.

4. Member Messer appreciates the stone work and how the same type of stone ties together with the stack style on the pillars and the split face style on the hospital. He suggested the applicant explore possibly moving the corner element out into the parking area consider removing two rows of trees to compensate for the parking. (Stephen Wen, project architect, stated that there are property line and building constraints regarding Member Messner's suggestion.)
5. Member Herrera appreciates the overall design. He expressed one concern that the north elevation needs to be improved architecturally because of the boxy appearance seen from Hollister Avenue and Patterson Avenue. For example, mix matching of material and pattern.
6. Chair Branch agreed with the DRB members' comments regarding the need for articulation. He appreciates that the applicant has started to address the stepping issues. He suggested that as more of the one-story element is added to max out the footprint, more mass can be reduced from the three-story element. He stated that the design elements and goals need to be more defined and clarified. He expressed disappointment that the sequencing of the project is forcing the acceptance of the size, bulk and scale of the project that is way out of proportion and a three-story building
7. Member Schneider expressed concern that the back elevation is basically a three-story solid mass, with repetitive openings, that needs to be broken up somehow, for example, such as with push and pull, detailing, opening forms, or other methods. He requested the applicant study the west elevation regarding the canopy element which does not appear to be successful architecturally. He suggested the applicant consider wrapping the upper canopy form around the corner on the south elevation.
8. The applicant is requested to restudy the following items:
  - a. shifting the Medical Office Building north towards Hollister Avenue with the one-story element only for the purpose of reducing the third story;
  - b. adding more articulation on the northwest and southeast corners of the third floor, such as providing for more stepping in and stepping out;
  - c. mix matching the materials, patterns and color in the vertical element materials to lessen the horizontal line and break up the element more.

**MOTION: Schneider moved, seconded by Smith and carried by a 6 to 0 vote (Absent: Brown) to continue Item K-1, No. 07-171-DRB, 351 South Patterson, with comments to February 12, 2008.**

Chair Branch appointed Member Schneider, Member Smith and Chair Branch to serve on an Ad Hoc Committee to meet with the applicant to help facilitate the process with regard to the plans prior to the next DRB hearing. Chair Branch requested that the applicant and staff coordinate scheduling the meeting.



**K-2. DESIGN REVIEW BOARD PERMIT NO. 03-051-DRB**

Northeast Corner of Los Carneros/Calle Real (APN 077-160-035)

This is a request for further *Conceptual* review. The project site is undeveloped. The applicant proposes a new 8,184-square foot, three-story Islamic Center. The proposed center would include a 3,468-square foot first floor, 3,792-square foot second floor, and 468-square foot third floor, and a 456-square foot mechanical dome. The first floor would include a 635-square foot prayer area, 646-square foot meeting room, 574-square foot restrooms, 433-square foot entry/foyer/vestibule, 192 square feet kitchen and 988-square foot of additional storage and circulation areas. Additionally, a 1,046-square foot entry court, 414 square foot loggia and 1,107 square foot play area would be available for non-habitable exterior use. The second floor would include a 1,431-square foot dining room, 537-square foot lecture room, 303-square foot office, 270-square foot storage area, 393-square foot of circulation, and a 858-square foot residence. The third floor would include the final 468-square foot residence with 456-square foot of additional mechanical areas above.

A total of 42 parking spaces are proposed, although a parking modification to reduce this number to 38 may be required to extend the length of the site's driveway throats.

Frontage improvements, including sidewalk, curb, and gutter would be provided along Calle Real. In addition, two new street lights are proposed: one near the northwest corner of the site and one near the southwest corner of the site.

The parking area and project site would be landscaped, although landscape plans have not yet been submitted. A 6-foot tall plaster wall is proposed along the perimeter of the property, and an 8-foot tall plaster wall is proposed around the entry court and play area. Other minor structures include a mailbox at the Los Carneros Road driveway, bicycle racks, and a trash and recycling enclosure in the parking lot.

The property is zoned C-H (Highway Commercial), and the land use designation in the City's General Plan is Office & Institutional. The project was filed by the Islamic Society of Santa Barbara as the applicant and property owner with Md Wahiduzzaman, Mukhtar Khan and Ken Mineau as owner representatives. Related cases: 03-051-CUP, 03-051-DP. (Continued from 12-18-07, 12-04-07, 11-06-07) (Scott Kolwitz)

**MOTION: Schneider moved, seconded by Wignot and carried by a 6 to 0 vote (Absent: Brown) to continue Item K-2, No. 03-051-DRB, Northeast Corner of Los Carneros/Calle Real, to February 12, 2008, per the applicant's request.**

**L. ADVISORY CALENDAR**

**L-1. DESIGN REVIEW BOARD PERMIT NO. 05-037-DRB**

Cathedral Oaks/Highway 101 Interchange

This is a request for further *Advisory* review. The proposed project includes the removal of the existing Cathedral Oaks Road/Hollister Avenue/US Highway 101 bridge over U.S. Highway 101 and bridge over Union Pacific Railroad (UPRR) and the construction of new bridges to align with the existing terminus of Cathedral Oaks

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Road. The proposed overcrossing (US Highway 101) and overhead (UPRR) bridges would accommodate a 12-foot vehicle lane in each direction, one 12-foot center left turn pocket lane/median, 5-foot shoulders/bike lanes in each direction, and a 6-foot sidewalk located on the west side. The project was filed by Caltrans, in association with the City of Goleta. (Continued from 11-06-07, 10-16-07\*, 08-21-07, 07-17-07; 05-02-06) Related case: 05-037-DP. (Rosemarie Gaglione; Laura Bridley)

**MOTION: Schneider moved, seconded by Wignot and carried by a 6 to 0 vote (Absent: Brown) to continue Item L-1, No. 05-037-DRB, Cathedral Oaks/Highway 101 Interchange, to April 8, 2008, per the applicant's request.**

### M. DISCUSSION ITEMS

#### M-1. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

No requests.

#### M-2. ANNOUNCEMENTS BY MEMBERS

Member Wignot reported that he will not be able to attend the DRB meeting on February 12, 2008, because of a schedule conflict.

#### M-3. LIGHTING SITE VISIT FOLLOW-UP DISCUSSION

Chair Branch stated that the lighting site visit was a success and that he is better informed as a result of looking at examples of lighting in parking lots. He commented that several of the sites had glare and excess light pollution, and that there also were a few good examples of lighting.

Senior Planner Scott Kolwitz discussed the Planning and Building procedures for reviewing approved plans with regard to lighting. He stated that the Building Inspector has requested that applicants do not modify lighting cut sheets because the actual modifications may not be feasible.

Dan McLaughlin, Building Inspector, discussed the City's building inspection procedures and recommended that the manufacturer's cut sheets be provided and noted on the plans which makes it much easier to enforce specific details.

### O. ADJOURNMENT: 4:50 P.M.

Minutes approved on February 26, 2008.

\* Indicates applicant request for continuance to a future date.

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