



DESIGN REVIEW BOARD MINUTES – UNAPPROVED

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

REGULAR MEETING

Tuesday, September 28, 2010

CONSENT CALENDAR – 2:50 P.M.

Chair's Designee and Planning Staff

SIGN SUBCOMMITTEE

Members: Scott Branch, Carl Schneider, Thomas Smith

STREET TREE SUBCOMMITTEE – 2:00 P.M.

Members: Simon Herrera, Chris Messner, Bob Wignot

ADMINISTRATIVE AGENDA – 3:00 P.M.

REGULAR AGENDA – 3:15 P.M.

**GOLETA CITY HALL – COUNCIL CHAMBERS
130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

Members:

Cecilia Brown (At-Large Member), Chair
Simon Herrera (Landscape Contractor), Vice
Chair
Scott Branch (Architect)

Chris Messner (Landscape Contractor)
Carl Schneider (Architect)
Thomas Smith (At-Large Member)
Bob Wignot (At-Large Member)

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 Brown at 3:00 p.m. in the Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, California.

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

Board Members absent: None.

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Staff present: Scott Kolwitz, Senior Planner; Alan Hanson, Senior Planner; Laura Vlk, Associate Planner; Claudia Dato, Management Analyst, of the Redevelopment Agency; and Linda Gregory, Recording Clerk.

B. ADMINISTRATIVE AGENDA

B-1. MEETING MINUTES

- A. Design Review Board Minutes for June 22, 2010
- B. Design Review Board Minutes for July 13, 2010
- C. Design Review Board Minutes for August 24, 2010

AGENDA MANAGEMENT: Chair Brown moved Item B-1. Meeting Minutes to the end of today's agenda for consideration or continuation to the next meeting.

B-2. STREET TREE SUBCOMMITTEE REPORT

Street Tree Subcommittee Chair Messner reported that the Subcommittee met today. The next Subcommittee meeting will be on October 26, 2010, at 2:00 p.m.

AGENDA MANAGEMENT: Chair Brown moved the Street Tree Subcommittee Discussion to the end of today's agenda for discussion or continuation to the next DRB meeting on October 26, 2010.

B-3. PLANNING DIRECTOR REPORT

Scott Kolwitz, Senior Planner, reported: 1) At the next meeting on October 26, 2010, the Granicus process is scheduled to begin on a trial basis for the remainder of the fiscal year which will provide live audio and streaming video of the DRB meetings on the City's website, archive capabilities, and cable television broadcast and rebroadcasts. 2) The October 12, 2010, DRB Meeting is cancelled due to a limited number of items. Senior Planner Scott Kolwitz also reviewed his memorandum dated September 27, 2010, Subject: Member Wignot's Memorandums to the DRB.

MOTION (WITHDRAWN): Wignot moved to designate members of the DRB to meet with City management to discuss ad hoc subcommittees. Member Wignot withdrew his motion.

Chair Brown requested that staff schedule time for an overview of the Granicus procedures for DRB members prior to the next meeting.

C. PUBLIC COMMENT:

Barbara Massey, Goleta.
Karen Kuyper, Goleta.

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D. REVIEW OF AGENDA & PROJECTED AGENDA: A brief review of the agenda for requests for continuance and scheduled projects on the next agenda.

Scott Kolwitz, Senior Planner, reported that the applicant for Item K-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, requested that the item be taken off calendar; and that the applicant for Item M-2, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, requested that the item be taken off calendar. The two projects that are currently scheduled for the October 26, 2010, meeting are the Haskell's Landing Project (07-102-DRB) and a second-story residential addition project located at 679 Ardmore Drive (10-094-DRB).

MOTION: Branch moved, seconded by Herrera, and carried by a 7 to 0 vote, to take Item K-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, off calendar, per the applicant's request; and to take Item M-2, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, off calendar, per the applicant's request.

E. CONSENT CALENDAR SUBCOMMITTEE REPORT

Member Schneider, Chair Brown's designee, reported that he reviewed today Item F-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue; and Item F-2, DRB Permit No. 10-036-DRB, 71 South Los Carneros Road.

F. CONSENT CALENDAR

F-1. DESIGN REVIEW BOARD PERMIT NO. 09-189-DRB

5632 Cielo Avenue (APN 069-080-009); Mann Residence

This is a request for *Final* review. The property is an undeveloped 1.01-acre parcel 20-R-1 zone district. The applicant proposes to construct 3,150-square foot single-story residence with an additional 1,088-square foot 3-car garage, 154-square foot breezeway and 258 feet of porches. The resulting single-story structure would be 4,392 square feet, consisting of a 3,150-square foot single-family dwelling and an attached (via 154-square foot breezeway) 1,088-square foot 3-car garage. This proposal is within the maximum floor area ratio guidelines for this property, which is 4,379 square feet plus an allocation of 650 square feet for a 3-car garage. New materials consist of stucco siding painted "X-53 Pure Ivory (Base 100)," a wood front door with a natural stain, Loewen wood windows painted "Sage Green," and a red barrel tiled roof. The project was filed by agent Preston Mann of Mann Construction on behalf of Lindsay and Lesa Mann, property owner. This property was formerly addressed 811 Cambridge Drive. Related cases: 09-183-CC, 09-189-LUP. (Continued from 8-24-10, 7-13-10*, 6-8-10, 5-25-10*, 5-11-10*, 4-27-10*, 4-13-10*, 3-23-10*, 3-9-10, 2-9-10) (Scott Kolwitz)

Member Schneider, Chair Brown's designee, reported that he reviewed today with Scott Kolwitz, Senior Planner, Item F-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue; and he recommended Final approval as submitted.

MOTION: Schneider moved, seconded by Branch, and carried by a 7 to 0 vote, to grant Final Approval of Item F-1, DRB Permit No. 09-189-DRB, 5632 Cielo Avenue, as submitted.

* Indicates request for continuance to a future date.

F-2. DESIGN REVIEW BOARD PERMIT NO. 10-036-DRB

71 South Los Carneros Road (APN 073-330-025); Allergan Medical Screening

This is a request for *Final* review. The property includes a 104,000-square foot commercial building on a 7.42 acre lot in the M-RP (Industrial Research Park) zone district. The applicant proposes to install screening for existing roof top mechanical equipment. There is an existing mechanical screen measuring 9-feet tall. The visible mechanical equipment consists of an air handler measuring 14-feet by 21-feet 3-inches by 11-feet 8-inches tall, and two exhaust fans measuring 14-feet 11-inches tall. The screening will consist of a small mechanical screen measuring 11-feet 8-inches tall next to the air handler to hide some exposed piping, as well as painting the air handler and exhaust fans the same color as the existing 9-foot tall mechanical screen. The project was filed by agent Steven Liebke on behalf of IV Investments, property owner. Related cases: 84-DP-011; 07-195-SCD; 10-036-LUP. (Continued from 8-24-10) (Brian Hiefield)

Member Schneider, Chair Brown’s designee, reported that he reviewed today with Brian Hiefield, Assistant Planner, Item F-2, DRB Permit No. 10-036-DRB, 71 South Los Carneros Road; and he recommended Final Approval as submitted.

MOTION: Schneider moved, seconded by Branch, and carried by a 7 to 0 vote, to grant Final Approval of Item F-2, DRB Permit No. 10-036-DRB, 71 South Los Carneros Road, as submitted.

G. SIGN SUBCOMMITTEE REPORT

No report.

H. SIGN CALENDAR

- NONE

I. REVISED FINAL CALENDAR

- NONE

J. FINAL CALENDAR

- NONE

K. PRELIMINARY CALENDAR

K-1. DESIGN REVIEW BOARD PERMIT NO. 09-174-DRB

5484 Overpass Road (APN 071-220-033); Verizon Wireless Communications Monopine

This is a request for *Preliminary* review. The property includes a 5,780-square foot shop building, a 1,362-square foot office building, a 18,835-square foot unenclosed materials storage area, a 640-square foot storage unit, and two unused fuel pumps and associated underground fuel tanks on a 84,070-square foot lot in the M-1 zone

district. The applicant proposes to construct a wireless communications facility 10 feet from the northern property line in the rear yard. A 70-foot tall monopine would be constructed to support 9 antennae. The service area would occupy 1,000 square feet and would include the monopine structure, associated equipment cabinets, and an emergency generator. The facility would connect to a power/telephone pole adjacent to the lease site. Access to the site is via an existing access road to the construction yard. The project was filed by Jay Higgins of SAC Wireless, agent, on behalf of Verizon Wireless, lessee, and Randy and Susan Douglas, property owners. Related cases: 09-174-CUP. (Continued from 8-24-10*, 7-13-10, 6-22-10*, 6-8-10*, 5-25-10, 5-11-10, 4-27-10) (Shine Ling)

MOTION: Branch moved, seconded by Herrera, and carried by a 7 to 0 vote, to take Item K-1, DRB Permit No. 09-174-DRB, 5484 Overpass Road, off calendar, per the applicant's request.

RECESS HELD FROM 3:25 P.M. TO 3:28 P.M.

L. CONCEPTUAL/PRELIMINARY CALENDAR

L-1. DESIGN REVIEW BOARD PERMIT NO. 10-009-DRB

220 South Fairview Avenue (APN 071-111-039); Fairview Tire Shop

This is a request for *Conceptual/Preliminary* review. The property includes two structures totaling approximately 1,000 square feet on a 7,750-square foot lot in the C-3 zone district. The applicant proposes to demolish all existing structures and install a 1,500-square foot metal building for a tire repair workshop and an 867-square foot tire storage area. The project was filed by Annette Fair of Moulinié Designs, agent, on behalf of Frank and Anke-Eve Haas., property owners. Related cases: 10-009-LUP. (Shine Ling)

Site visits: Made by Members Branch, Brown, Herrera, Messner, Schneider, and Smith. Member Wignot stated that he is familiar with the area.

Ex-parte conversations: None.

The plans were presented by Frank Haas, property owner.

MOTION: Schneider moved, seconded by Smith, and carried by a 7 to 0 vote, to continue Item L-1, DRB Permit No. 10-009-DRB, 220 South Fairview Avenue, to October 26, 2010, with the following Conceptual comments:

- 1. Consider the tan, brown or green colors for the building, as presented by the applicant.**
- 2. The applicant is requested to present details showing the location of exterior lighting and cut sheets for the lighting fixtures.**
- 3. Consider moving the front fence and sliding gate along Fairview Avenue back as much as possible, at least four to six feet, to allow space for planting more landscaping, and possibly one or two trees.**

4. Consider either adding split face pilasters or an alternate fence material as opposed to the chainlink fence that faces Fairview Avenue. The chainlink fence would be fine on the other three sides of the site.
5. The applicant is requested to present a proposed landscape plan and consider planting additional trees.
6. Consider adding a slight overhang on the roof of the building to add some character to the design.
7. A resolution with regard to the trash enclosure will need to be resolved by the Department of Community Services.

RECESS HELD FROM 4:05 P.M. TO 4:07 P.M.

M. CONCEPTUAL CALENDAR

M-1. DESIGN REVIEW BOARD PERMIT NO. 08-205-DRB

Calle Real between Baker Lane and Ellwood Station Road (APNs 077-130-006, 077-130-019, 077-141-049); Kenwood Village

This is a request for *Conceptual* review. The project site is an approximately 10-acre undeveloped property in the 7300 block of Calle Real between Baker Lane and Ellwood Station Road. The site is bounded by El Encanto Creek on the west, single family residential development on the north and east, and Calle Real, then U.S. Highway 101 to the South. The site is located in the Inland Area of the City and has numerous land use and zoning designations as summarized in Table 1 below:

Table 1: Kenwood Village Land Use and Zoning Designation Summary

Parcel Number	Land Use Designation	Zoning Designation
077-130-006 (northern portion)	Single Family Residential	Design Residential 4.6 (DR 4.6) Affordable Housing Overlay Design Residential 10 (AHO DR 10)
077-130-006 (southern portion)	Agriculture	Limited Commercial (C-1)
077-130-019 (northern half)	Planned Residential 8	Single Family Residential (R-1)
077-130-019 (southern half)	Planned Residential 8	Design Residential 4.6 (DR 4.6)
077-141-049	Single Family Residential	Single Family Residential (R-1)

The applicant proposes to construct 122,594 square feet of residential development consisting of 60 residential units, consisting of 13 single family, 20 duplexes and 27 triplexes. The architectural style of the proposed buildings is intended to blend the craftsman style and the rural history of Goleta by using a mix of materials including stucco, board and bat, wood siding and shingles. The homes will also include hip roofs with exposed rafter tails, wooden brackets and gable pediment decoration, shutters and other decorative window treatments. A total of 145 parking spaces (120 in 60 2-car garages and 25 uncovered resident and guest parking spaces are proposed on the private streets and driveways) are proposed.

Proposed amenities include a total of 40% common open space including a tot lot area, a recreational area, a trail, a pedestrian path, benches and a 3-foot post and rail

* Indicates request for continuance to a future date.

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fence along the El Encanto Creek Streamside Protection Area, and an 8-foot sound wall that incorporates a landscaped berm along portions of the southern and eastern property boundaries, landscaping, and exterior lighting. Southern California Edison power-lines are proposed to be undergrounded.

Vehicular access is proposed via a new connection at Calle Real. The proposal includes a gated access way to Puerto Drive that would be operable only by residents of the project and emergency personnel. Estimated project grading would involve 41,000-cubic yards of cut and 50,000-cubic yards of fill (net import of 9,000-cubic yards). The project was filed by agent Lisa Plowman of Peikert Group Architects, LLP on behalf of Ken Alker of Kenwood Village, LLC, property owner. Related cases: 08-205-GPA, -RZ, -TPM, -DP, -CUP. (Laura Vlk)

Site visits: Made by Members Branch, Brown, Herrera, Messner, Schneider, Smith, and Wignot.

Ex-parte conversations: Chair Brown reported that she talked with Lisa Plowman today.

The plans were presented by agents Lisa Plowman and Detlev Peikert of Peikert Group Architects, LLP; and by Ken Alker of Kenwood Village, LLC, property owner.

Speakers:

Andy Shupe, Goleta.
Larry Scarpacci, Goleta.
Shirley Luna, Goleta.
Karen Kuyper, Goleta.
Harry Rouse, Goleta.
Richard Foster, Goleta.
William Corbin, Goleta.

MOTION: Schneider moved, seconded by Smith, and carried by a 5 to 0 vote (Absent: Messner, Wignot), to continue Item M-1, DRB Permit No. 08-205-DRB, Calle Real between Baker Lane and Ellwood Station Road, to October 26, 2010, with the following Conceptual comments:

1. The applicant is requested to provide viewsheds along Calle Real (from east to west and from west to east).
2. The applicant is requested to provide sections along the entirety of the northern property line.
3. The plan to situate the proposed trail through the project site is appropriate.
4. The applicant is encouraged to further examine planting native trees and shrubs, and any proposed street trees along the public right-of-way will need to comply with City planting standards.
5. Density is a concern. The DRB suggested that the triplex units in the southern half of the project site be reduced to duplex units.
6. Although the number of parking spaces does meet City's minimum parking standards, there may not be enough parking for the project throughout the

site. There is a concern with regard to potential parking issues associated with triplexes. Consider adding more parking spaces.

7. The tot lot does not seem adequate for the number of units. Consider adding more opportunities for recreation.
8. Opening up the road access to Puerto is supported.
9. The applicant is requested to provide a simulation showing a perspective that looks down into the motorcourts.
10. The applicant is requested to provide the grading and drainage plan.
11. Two members spoke in opposition to counting the front yards of the single-family homes along the back as common open space; one member spoke in support of maintaining the front yard as open common space.

Member Wignot indicated he would be unable to make Findings 6.01 or 6.02 for the project as currently proposed.

M-2. DESIGN REVIEW BOARD PERMIT NO. 09-140-DRB

6830 Cortona Drive (APN 073-140-016); Cortona Corner LLP

This is a request for *Conceptual* review. The property is undeveloped and consists of 8.86 acres within the Inland Area of the City zoned DR-20. The applicant proposes to develop a 171-rental apartment unit project. The 171 proposed apartments would be comprised of a mix of one, two, and three bedroom units (63 1-bedroom, 96 2-bedrooms, and 12 3-bedrooms) contained within seven two-story buildings (12 to 16 units each) and one three-story building (75 units) with a total residential square footage of 165,843 square feet. Amenities would include a 2,491-square foot communal recreation building, a 1,125-square foot swimming pool/spa (measuring 25 x 45 feet), a 672-square foot maintenance building, 322 parking spaces (in carports and open areas) and drive aisles, landscaping, exterior lighting, and an internal system of pedestrian pathways. Access to the project would be provided via a 60-foot driveway onto Cortona Drive. Project grading would involve 5,700-cubic yards of cut and 8,500-cubic yards of fill (net import of 2,800-cubic yards of fill). The project also includes a request to modify the rear and side yard setbacks to allow for the location of carports on the rear (0-setback) property line and within five (5) feet of the side property line. Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District. The project was filed by Harwood White, agent on behalf of Cortona Corner LP, property owner. Related cases: 09-140-DP. (Continued from 8-24-10*, 7-13-10*, 6-22-10) (Alan Hanson)

MOTION: Branch moved, seconded by Herrera, and carried by a 7 to 0 vote, to take Item M-2, DRB Permit No. 09-140-DRB, 6830 Cortona Drive, off calendar, per the applicant's request.

RECESS HELD FROM 6:18 P.M. TO 6:25 P.M.

M-3. DESIGN REVIEW BOARD PERMIT NO. 10-043-DRB

1-71 South Los Carneros Road (APN 073-330-024; -026; -027; -028; -029); Village @ Los Carneros

This is a request for *Conceptual* review. The property is undeveloped and consists of 43.14 acres within the Inland Area of the City zoned PRD-275. The applicant proposes to develop a 428 unit residential project on the property.

* Indicates request for continuance to a future date.

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The 428 units would be comprised of a mix of 119 townhome units, 109 units in either a tri or four-plex configuration, 56 detached single family units, 74 market rate apartments, and 70 affordable apartment units in two phases on Lots 2,4,5,6, and 7 of TM 14,500. The multifamily housing would consist of 44 1-bedroom/studio apartments, 156 2-bedroom apartments, 172 3-bedroom or more apartments. Recreational amenities are proposed including a public bike trail across the property connecting Los Carneros Road to Cortona Drive via a bridge over Tecolotito Creek, 0.89 acre community recreation center with a communal recreation building, pools (2), spa, and tot-lot/open play area for project residents, as well as a 4.82 acre neighborhood park accessible to the general public. The project includes landscaping, utilities, street and exterior building lighting, and on-street and off-street surface parking with additional garage parking for certain unit types for a total of 1,055 parking spaces.

Access to the project would be provided by a full movement, signalized intersection at Los Carneros/Calle Koral, a right-in/right-out only intersection at Los Carneros Road just east of the Los Carneros/Tecolotito Creek Bridge, and a connection to Cortona Drive via a bridge across Tecolotito Creek.

Project grading would involve 62,000 cubic yards of cut and 67,500-cubic yards of fill (net import of 5,500-cubic yards of fill). Drainage improvements consist of a system of 25 small bio retention areas and stormdrains connecting to two, 5,000+ square-foot underground detention basins that discharge into Tecolotito Creek via connections to two existing stormdrains in the eastern creek bank, one immediately north of the Los Carneros/Tecolotito Creek bridge and the other just north of the proposed bridge across Tecolotito Creek that would connect to Cortona Drive on the west side of the creek.

Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District.

The project was filed by Tiffany Sukay, agent on behalf of Comstock Homes, property owner. Related cases: 10-043-GPA, RZ, OA, SPA, TM, DP. (Continued from 7-13-10) (Alan Hanson)

Recused: Member Schneider recused himself and exited the meeting because Peoples' Self-Help Housing is one of his clients.

The plans were presented by Brian Wong, project manager; Denise Ashton, project architect; and Bob Comstock on behalf of Comstock Homes, property owner.

MOTION: Brown moved, seconded by Smith, and carried by a 4 to 0 vote (Recused: Schneider; Absent: Messner, Wignot), to continue Item M-3, DRB Permit No. 10-043-DRB, 1-71 South Los Carneros Road, to October 26, 2010, with the following Conceptual comments:

1. The applicant is requested to submit a streetscape and perspective of the three-story building and the entryway to the project near Calle Koral/Los Carneros Road.
2. Consider adding some color blocking with a third color for the three-story building; and also consider color blocking for the color schemes for the other buildings.
3. Provide the plans for proposed landscaping of the new public areas as a result of the changes in the site plan. Include plans for fencing and other related items in the open areas.
4. Provide plans with regard to the walkway and retaining wall area, including proposed materials for the retaining wall and the proposed planting areas.
5. Submit a streetscape of the alley-loaded homes, from both the street frontage and the back, because there is a concern regarding the regularity of buildings in that area.
6. Provide more detailed plans for the entryways to the project for DRB review with regard to creating a “sense of arrival” concept at these locations.

N. ADVISORY CALENDAR

N-1. DESIGN REVIEW BOARD PERMIT NO. 10-111-DRB

Hollister Avenue Rights-of-Way; Old Town Decorative Banner Street Light Sign Program

This is a request for *Advisory* review. The project area extends along Hollister Avenue from Fairview Avenue to Kellogg Avenue in public rights-of-way. The applicant proposes to install 30 two-sided banners on existing Southern California Edison power-poles. The banner signs are double-sided and would measure approximately 2.5 feet wide by 7 feet tall for an aggregate of approximately 17.5 square feet each. The banner signs would be changed quarterly. The banner signs would be themed, and such themes may include: “Welcome to Old Town,” “California Lemon Festival,” seasonal themes such as “Happy Holidays,” or other decorative banners that showcase public/civic events in Old Town in particular or Goleta in general. The project was filed by Claudia Dato of the Redevelopment Agency on behalf of the City of Goleta, property owner. Related cases: N/A. (Claudia Dato)

The plans were presented by Claudia Dato, Management Analyst, of the Redevelopment Agency on behalf of the City of Goleta, property owner.

MOTION: Smith moved, seconded by Herrera, and carried by a 4 to 0 vote (Absent: Messner, Schneider, Wignot), that Advisory review is completed and Item N-1, DRB Permit No. 10-111-DRB, Hollister Avenue Rights-of-Way, Old Town Decorative Banner Street Light Sign Program, shall be taken off calendar with the following comments:

1. Keep the logo, keep the borders at the top and the bottom, and keep the proposed color and gradation on the banner sign, but remove the text.
2. Text adds clutter to an already cluttered visual environment. The banner sign with more color and more graphic content is a visual relief from the visual clutter.
3. Staff is requested to provide the final design of the banner sign to the DRB members as an informational purpose.

O. DISCUSSION ITEMS

O-1. MINUTE PRODUCTION DISCUSSION

ITEM B-1. MEETING MINUTES (moved to end of agenda)

- A. Design Review Board Minutes for June 22, 2010
- B. Design Review Board Minutes for July 13, 2010
- C. Design Review Board Minutes for August 24, 2010

ACTION: There being no objections, Chair Brown continued Item B-1. Meeting Minutes and Item O-1. Minute Production Discussion to the next DRB meeting on October 26, 2010.

O-2. STREET TREE SUBCOMMITTEE DISCUSSION (moved from Item B-2)

ACTION: There being no objections, Chair Brown continued the Street Tree Subcommittee Discussion to the next DRB meeting on October 26, 2010.

O-3. REQUESTS FOR FUTURE AGENDA ITEMS BY MEMBERS

Chair Brown requested a future agenda item to discuss standing or ad hoc subcommittees.

Chair Brown requested that staff schedule time for an overview of the Granicus procedures for DRB members prior to the next meeting.

O-4. ANNOUNCEMENTS BY MEMBERS

Vice Chair Herrera announced that a golf tournament will be held in Goleta on Saturday, October 2, 2010, as a fundraiser for the Isla Vista Youth Projects.

P. ADJOURNMENT: 7:30 P.M.