

**MINUTES OF THE REGULAR ART JURY MEETING**

**May 6, 2008- 8:00 a.m.  
Rancho Santa Fe  
Association**

Present: Secretary Diane Larsen, Members Bruce Hall and Michael Hammes

Also Present: Building Commissioner Robert Green, Senior Planner Kirk Dakan, Associate Planner Arnold Keene, Consulting Architect Andrew Wright and Administrative Assistant Jasie Gan

Absent: President Jack Queen and Vice President Paul Slater

The Minutes of the April 21, 2008 meeting were approved as written.

**Consent Calendar:** A motion was made, seconded and passed to approve the consent calendar.

**CONFERENCE ITEMS:**

Spears Property I.D. 34.9.2  
Workshop Application: Detached Garage Addition (667 sq. ft.), Detached Outdoor Living Room (879 sq. ft.), Retaining Walls, Sports Court

Mr. Spears and Architect Max Wuthrich attended the meeting.

The Art Jury reviewed the second floor addition as a separate application.

The Art Jury made the following comments on the remainder of the Workshop Application:

1. The game court is acceptable in concept subject to review of detailed plans. The court should be screened with landscaping and fence should be abbreviated
2. Provide a trellis roof instead of a tile roof on the outdoor living area.
3. Garage addition should be reduced to match the scale of the existing garage.
4. Pathway should be less formal in appearance and more natural (i.e. a meandering natural path which follows contours rather than a large straight formal stairway.
5. The observation area should be lowered in elevation to reduce its prominence.
6. With the completion of these improvements the Art Jury considers that the site has reached the maximum level of development which can be achieved and still preserve the landscape features of the site and the community.

Spears Property I.D. 34.9.2  
Application: Second Floor Addition (689 sq. ft.)

Mr. Spears and Architect Max Wuthrich attended the meeting.

The Art Jury APPROVED the second floor addition as a Preliminary Application subject to the following conditions:

1. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.
2. Colors and materials shall match the existing building.

Fonte Property I.D. J.2.11

*Art Jury Meeting Minutes, May 6, 2008*  
*Page 2*

Workshop Application: Residence/Garage (5,910 sq. ft.), Attached Covered Areas (527 sq. ft.), Grading, Retaining Wall

Ms. Fonte, Mr. Magre, Architect Max Wuthrich and Landscape Architect George Mercer attended the meeting.

The Art Jury made the following comments:

1. Please proceed to a more detailed Workshop Application submittal of the current concept with the following change:
  - a. Please further refine the architecture to evoke a design that is more consistent with the California ranch homes of the Rancho Santa Fe community. The currently proposed project still has the appearance of a Rocky Mountain ranch house with features of multiple design types: heavy, distressed timbers; large expanses of glass; rock facades; and board and batten siding. The proposed design type does not reflect the geographic or historic context of Rancho Santa Fe. Paragraph 157 of the Protective Covenant requires that architecture "...shall be that distinctive type of architecture which for several decades has been successfully developing in California...".
2. Please construct story poles for an Art Jury bulk check (the Art Jury wishes to check the bulk of the building with story poles before a Preliminary Application is submitted). Submit the following according to the RSF Association's "Re-submittal" schedule:
  - a. A site/floor plan that includes the location of the story poles in relation to the proposed building, as well as the height of each pole. All plans shall be at least 1/8"-1' scale.
  - b. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - c. A statement (certification) signed and stamped by a California Registered Surveyor or Civil Engineer stating that the proposed grade datum, location, height of the poles and the marked pad height is accurate.
3. Only one driveway will be approved; however the applicant may propose a different driveway location than the one which is currently proposed.
4. The Art Jury appreciates the applicant's desire to install some of the landscaping prior to the beginning of construction. To expedite the approval of fencing and landscaping, the applicant is encouraged to submit a separate plan and application for those improvements to be installed before the construction of the residence.
5. Please submit a Fire Department stamped site plan which approves the access and building location.

Rancho Santa Fe      Property I.D. 2129.27  
School District

The Rancho Santa Fe School made a presentation to the Art Jury on the new school proposal at the May 6, 2008 Art Jury meeting. (No application or review size plans were submitted).

Attendees: Superintendent Lindy Delaney, School Board Member Richard Burdge, Traffic Engineer John Boorman, Architect John Trittipio, Project Manager Debra Vaughn-Cleff, RSFA Planning Committee Member Paul Curcio

The Art Jury met and discussed the proposed school project. The following notes were taken during the discussion:

The Art Jury requested the following information from the school:

- Please provide a full set (engineering and architecture) of large drawings as soon as possible to facilitate the review of the project.
- Please provide a traffic and parking study. This study should be reviewed and approved by the Association's Road and Traffic committee.
- Please provide detailed landscaping plans for the site especially the area in front of the proposed retaining wall as soon as possible

The school representatives provided the following responses to Art Jury questions:

- School representatives responded that the Art Jury has no ability to comment on the site plan and circulation elements but the Art Jury had some ability to comment on the exterior building design. The current site plan was adopted by School Board in February '08. The architect has been working on the drawings for about a year. The plans are now in the design-development phase. Construction drawings will be prepared by October 2008. School representatives noted "with exception of constraints, we welcome input."
- The proposed "theatre" is a "multi-use room" for school use during the day and community use at night. It seats 400 people and is a developing design. The building is for performing arts. It's a school building first but with flexible stadium seating. This building is currently in phase 1 but may take longer.
- There are 76 +/- existing parking spaces onsite. 126 parking spaces (including the "field") are proposed. There will be 109 teachers and administrators. There are presently 760 students and 850 students are proposed. In response to Art Jury questions about the adequacy of parking the school noted that the parking would be better than exists today.
- The intent is that student pick-up will be to onsite in a different area than today. There will be a drop off lane and bypass lane. This new arrangement will be an improvement over the existing situation. There will be no left turn out of the proposed parking lot onto La Granada. A right turn pocket will be added at La Granada by re-striping, not widening. Cars will exit only onto Avenida de Acacias. A stop sign is proposed at El Fuego/La Granada. No foot traffic on La Granada is proposed. The school's traffic consultant noted that he considered stacking would occur on-site. Art Jury members requested that the school eliminate the current school pick-up drop of which occurs in the Association parking lot. Members suggested sealing access from the school to this area. The school agreed.
- A retaining wall is proposed along the entire La Granada frontage of the new building facing the golf course. The wall will be 5 ft tall at its maximum height and parking and the school building will be on top of the wall. A 20 foot minimum planter is proposed at the base of the wall to screen the school building, parking lot, wall from the golf course and La Granada. There will be no railing at the top of the wall. Parking spaces will be placed along the top of the wall. In response to further questions school representatives confirmed that the Rancho Santa Fe Fire district would not be able to prohibit placement of screen landscaping between the street and the retaining wall. The State would review fire issues and not the local fire district.
- School representatives noted that they were on the following schedule:
  - May 22<sup>nd</sup> 1pm, school's design review meeting (by invitation – confirm with Lindy Delaney)
  - June 5<sup>th</sup> School Board meeting
  - October 1<sup>st</sup>, submit plans (construction drawings) to State.
  - June 2009 Break ground
  - 1 year for construction (interim housing for 1 year).
- The school is considering moving the existing maintenance sheds next to the Association parking lot.
- Revisions are proposed to the building on the corner of La Granada and El Fuego, because this is a prominent two story element and can be seen from the street and golf course. (NOTE. A Covenant variance is necessary for the reduced setback currently proposed for this building)
- The proposed design sprung from ADA constraints of existing grade level from existing building.
- Removal of some on-site contaminants will be necessary. The school will comply with environmental regulations in this regard.
- The bond issuance is postponed until a 3 year window is feasible.
- Additional funding has been allocated to architectural detailing.

The Art Jury noted the following:

- The Association Building Commissioner, Art Jury Consulting Architect and Association Manager shall review and comment on the project plans with the continuing oversight of the Art Jury. The school agreed to this arrangement.
- The school should meet and obtain comments from the Association's Patrol.
- Art Jury members expressed concern that the Art Jury was not involved in reviewing and commenting on the school earlier.

Floit Property I.D. 29.5.15  
Workshop Application: Residence/Garage (10,381 sq. ft.), Attached Covered Areas (1,824 sq. ft.), Basement/Tuck-under (750 sq. ft.), Guesthouse (600 sq. ft.), Retaining Walls

Mr. Floit, Ms. Evans and Architect Max Wuthrich attended the meeting.

The Art Jury made the following comments:

1. Provide a conceptual grading plan showing existing and proposed grades.
2. Please construct story poles for the second story element. Submit the following according to the RSF Association's "Re-submittal" schedule:
  - a. A site/floor plan that includes the location of the story poles in relation to the proposed building, as well as the height of each pole. All plans shall be at least 1/8"-1' scale.
  - b. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - c. A statement (certification) signed and stamped by a California Registered Surveyor or Civil Engineer stating that the proposed grade datum, location, height of the poles and the marked pad height is accurate.
3. Please reduce the amount of hard-scape in the front of the property. Please create a more of a garden-like arrival while still providing guest parking and access.
4. The Art Jury reserves the right for further comments and to require additional story poles upon the further review of this proposal.
5. Please reduce the bulk of the building.
6. Show the edge of slope and sections in relation to the guesthouse. Generally the Art Jury does not favor prominent buildings at or over the edge of slope.

**ENFORCEMENT ITEMS:**

Fardeen Property I.D. 33.7.4  
Enforcement: Grading Violation

The Art Jury APPROVED the Grading subject to the following conditions:

1. The lower portion of the site marked "A" on the attached plan and on file in the Association Office shall be graded to restore the original contours shown on the plan marked "B" (attached) and on file in the Association Office within 21 days from the date of this letter.
2. All graded slope areas shall be planted with materials to eliminate the visual scar created by the unapproved grading. Provide a landscape plan for staff review and approval prior to installation within 21 days of the date of this letter and install the materials within 21 days of the date of Association approval of this plan.
3. All construction equipment and vehicles must be removed from the site immediately upon completion of approved grading.

4. The approval is without prejudice to future decisions and is intended to provide temporary aesthetic improvement for the site only, pending further review of a comprehensive plan for a new residence. The Art Jury may require changes to the grading of the site upon submission of the application for the new residence.

Woolley Property I.D. 31.2.2  
(Post Office) Enforcement: Covenant Violations

The Art Jury continued the review of the Covenant Violations to the meeting of May 20, 2008 for further discussion when a full Art Jury is present.

**REGULAR AGENDA ITEMS:**

Bellezza, LLC Property I.D. 9.8.6  
(Farasa, LLC) Preliminary Application: Residence/Garage (7,927 sq. ft.), Attached Covered Areas (93 sq. ft.), Basement/Tuck-under (2,255 sq. ft.), Guesthouse (697 sq. ft.)

The Art Jury APPROVED the Preliminary Application subject to the following conditions:

1. Please submit an alternate (less rose-colored) stucco color to Sherwin Williams #6652.
2. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.
3. Landscaping shall be installed prior to commencement of construction. Submit plans showing the installation schedule and also show measures for protection of existing landscaping during construction.

Bickoff Property I.D. 7.6.4  
Colors and Materials

The Art Jury APPROVED the roof tile sample and DEFERRED a decision on the stone until the full Art Jury can review the sample.

Blakely Property I.D. 27.5.3  
Workshop Application: Guesthouse with Porch (1,088 sq. ft.), Driveway, Entry Gates

The Art Jury made the following comments:

1. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.
2. Show all proposed improvements to the access driveway. If grading is required, submit a grading plan stamped by a Civil Engineer.
3. Provide a detailed landscape plan for areas on both sides of the driveway.
4. Provide landscape screening details between the proposed guest house and the property line.

Bushor Property I.D. 37.7.1  
Workshop Application: Addition (856 sq. ft.), Attached Covered Areas (32 sq. ft.), Fencing & Walls. Response to Covenant Violations: Garden Walls, Retaining Walls, Stone Veneer, Entry Gates, Concrete Driveway, Repaint

*Art Jury Meeting Minutes, May 6, 2008*  
*Page 6*

1. Not all Art Jury members were present for the meeting. The Art Jury continued the item to the next Art Jury meeting on May 20, 2008.

Clow Property I.D. 34.7.1  
Workshop Application: Detached Garage (1,404 sq. ft.)

The Art Jury made the following comments:

1. The proposal is not aesthetically pleasing and does not meet a high artistic result. Please revise the drawings to provide a design which is compatible with the architectural quality of the main building (per prior comments).

Delaney Property I.D. 20.4.1, 2 & 5  
Workshop Application: Residence/Garage (6,515 sq. ft.), Attached Covered Areas (800 sq. ft.), Basement/Tuck-under (1,210 sq. ft.), Guesthouse (1,280 sq. ft.), Grading, Retaining Walls, Fencing, Lighting, Landscape, Colors and Materials, Pool/Spa, Propane Tank, Generator, Driveway

The Art Jury made the following comments:

1. Prior to the issuance of a grading or building permit for the project, the three parcels must be merged with both the Rancho Santa Fe Association and the County of San Diego.
2. Please construct story poles for an Art Jury bulk check (the Art Jury wishes to check the bulk of the building with story poles before a Preliminary Application is submitted). Submit the following according to the RSF Association's "Re-submittal" schedule:
  - d. A site/floor plan that includes the location of the story poles in relation to the proposed building, as well as the height of each pole. All plans shall be at least 1/8"-1' scale.
  - e. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - f. A statement (certification) signed and stamped by a California Registered Surveyor or Civil Engineer stating that the proposed grade datum, location, height of the poles and the marked pad height is accurate.
3. Ensure that the exposed rock is handled in an authentic manner, consistent with the proposed design type.
4. Submit another Workshop Application.

Hardin Property I.D. 14.9.6  
Preliminary Application/Response to Covenant Violations: Enlarge BBQ and Pool Terrace, Shade Structure, Stone Seat Wall, Stairway, Revise Entry Gate, Retaining Walls, Landscape

The Art Jury APPROVED the following items as a Final Application:

1. The Art Jury APPROVED the "as-built" stone veneer. The Art Jury is approving the installation of stone on the façade of the residence for reasons which are specific to this particular project. The Art Jury found that the installation of stone on this individual structure was aesthetically acceptable due to the unique architectural character of the home which is amenable to the inclusion of stone as a surface material. Other structures of different design may not have the specific character that would make stone appear appropriate.
2. The Art Jury APPROVED the "as-built" lighting subject to the condition that all up-lights be removed.
3. The Art Jury APPROVED the modified retaining walls.
4. The Art Jury APPROVED the "as-built" grading.
5. The Art Jury APPROVED the modified stairway.
6. The Art Jury APPROVED the shade structure.

*Art Jury Meeting Minutes, May 6, 2008*  
*Page 7*

A permit was issued for the items above.

7. The Art Jury APPROVED the chain link fence subject to the condition that additional landscaping shall screen the fence from off-site views. Prior to issuance of a permit, provide a landscape design for staff review and approval for this area.
8. The review of the driveway entry gate and pilasters was continued to the next Art Jury meeting (May 20, 2008) when more Art Jury members will be present.

Kunkle Property I.D. 30.1.3  
Preliminary Application: Two Story Duplex (4,890 sq. ft.), Attached Covered Areas (522 sq. ft.), Basement/Tuck-under (709 sq. ft.), Tuck-under Garage (1,229 sq. ft.), Grading, Retaining Walls, Landscape, Colors and Materials

The Art Jury continued the application to the meeting of May 20, 2008 for further discussion when a full Art Jury is present.

Roesser Property I.D. 29.2.7  
Workshop Application: Residence/Garage (15,613 sq. ft.), Attached Covered Areas (3,638 sq. ft.)

The Art Jury made the following comments:

1. **Please completely redesign the project.**
2. **Please reduce the size of the house to approximate that of the previously existing home.** The proposed size of the home, in conjunction with the proposed paving and existing tennis court, creates a large amount of development on the property that reduces the space available for screen landscaping.
3. The proposed architectural concept is not acceptable. **An entirely new concept for the project is required.**
4. Please design a project derived from a clear, unambiguous design type. The submitted design lacks overall architectural cohesion.
5. The Art Jury likes the images that were submitted with the Design Images Booklet; however, the proposed design is not consistent with the photo images.
6. Please submit an entirely new concept with another Workshop Application.

**CONSENT 1 AGENDA ITEMS:**

Chandler Property I.D. 32.12.4  
Family Trust Preliminary Application: Residence/Garage/Attached Guesthouse (11,579 sq. ft.), Attached Covered Areas (1,758 sq. ft.), Basement/Tuck-under (2,593 sq. ft.), Tuck-under Garage (3,937 sq. ft.), Gardener's Storage (679 sq. ft.), Grading, Retaining Walls, Entry Gate/Pilasters, Landscape

The Art Jury APPROVED the Preliminary Application subject to the following conditions:

1. Clarify proposed grading to the north east of the master bedroom wing prior to submission of a Final Application.
2. The approved stucco color for this residence is "Cameo" Dunn-Edwards DEC742.
3. Gate, fencing and trellis are not approved. Submit details of the entry gate, fencing and trellis with the Final Application.
4. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that

regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

Elmonte 2, LLC                      Property I.D. 11.1.4  
Workshop Application: Residence/Garage (7,000 sq. ft.), Attached Covered Areas (600 sq. ft.), Basement/Tuck-under (2,000 sq. ft.), Tuck-under Garage (2,700 sq. ft.), Guesthouse (700 sq. ft.), Pool Cabana (600 sq. ft.), Grading, Retaining Walls, Entry Gate/Pilasters, Pool/Spa

The Art Jury appreciates that the submission of plans for two sites as requested. However, the submitted plans are identical (except for a modified lot line) to those filed on December 29, 2006. At that time, the Art Jury made the following comments on the proposal:

*“The project proposes the removal and flattening of a significant portion of this ridge-top site in order to grade a pad, patio and pool. Additionally, the proposed residence cabana and master wing are located at or over the edge of slope in prominent locations. Also, a vanishing edge pool is proposed in a prominent location which will introduce a perfectly flat silhouette into the natural landscape. The Art Jury therefore considers that the proposal does not preserve the landscape features of the site.*

*It is the strong opinion of the Art Jury that the site cannot accommodate a project of the size and bulk proposed in an aesthetically pleasing manner. The proposed buildings because of their particular size, shape, ridge-top site and relationship with the topography do not maintain the natural features of this prominent site. Because of this the building(s) do not harmonize with their surroundings. The Art Jury does not find that this proposal is aesthetically pleasing for these reasons.*

**THE BUILDINGS MUST BE SIGNIFICANTLY REDUCED IN SIZE.**

*Additionally, the Art Jury noted that buildings with a high quality of exterior design and finish will be required.*

*The Art Jury also stated a whole-scale change was needed and that making incremental small changes was not an acceptable way to approach revising this project.*

*Horsekeeping is eliminated on this site (due to the development of the vacant lots).*

*Fire Department stamped plans must be submitted with future applications.”*

The Art Jury reiterates these comments. Please also note prior Art Jury correspondence regarding this site (attached).

**Note:** A Boundary Adjustment Application will be necessary for this project. Insufficient information was submitted to allow evaluation of this aspect.

First American Trust                      Property I.D. 17.5.7  
Final Application: Entry Gates

The Art Jury APPROVED the Final Application as submitted.

Lago Lindo Development                      Property I.D. 3.3.2  
Workshop Application: Residence/Garage (6,097 sq. ft.), Attached Covered Areas (1,541 sq. ft.), Basement/Tuck-under (2,188 sq. ft.), Guesthouse (1,023 sq. ft.), Detached Garage (903 sq. ft.), Barn (1,400 sq. ft.), Grading, Retaining Walls, Landscape, Request for 1 additional horse to existing 3 horse permit on 4.24 acres

Andrew Wright abstained.

The Art Jury reviewed the revised story poles at the site and made the following comments:

1. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.
2. Refine and correct the story pole installation. The Art Jury noted that the height of the story poles is still inconsistent with the grading plan. Submit a revised story pole plan stamped by a Civil Engineer or Surveyor.
3. Incorporate large evergreen screening trees between the riding ring and the residence for screening from off-site views.

Rappaport

Property I.D. 45.3.3

Workshop Application: Residence/Garage (6,114 sq. ft.), Attached Covered Areas (981 sq. ft.), Convert Existing House to Guest Wing (2,054 sq. ft.), Convert Existing Tank into "Stage", Tennis Court, Gazebo

The Art Jury made the following comments:

1. The proposed concept is not acceptable for the reasons stated in the following comments. An entirely new concept for the project is required.
2. Please design a project derived from a clear, unambiguous design type, the proposed architectural type is not defined. The Art Jury is unable to identify a particular architecture or determine what the historical antecedents of the proposed structure(s) would be.
  - a. Please provide photo images of the type of structures that are the inspiration for the proposed project.
    - i. The exterior photograph submitted with the application is of recent construction and does not help to define the proposed appearance. The structure shown in the photo has a very generic appearance and is not a good example of any particular design type.
    - ii. The photos should be of the original structures in Mediterranean Europe that are the basis of the design (described in the application as "European Country").
  - b. Please be aware that paragraph 157 of the Protective Covenant requires "...*that distinctive type of architecture which for several decades has been successfully developing in California, deriving its chief inspiration directly or indirectly from Latin types, which developed under similar climatic conditions along the Mediterranean or at points in California, such as Monterey.*"
3. Please create a unified appearance to the entire site, including both existing and proposed structures. The appearances of the proposed structure and the existing structure are completely alien to one another, which creates a disjointed feeling to the overall appearance of the site.
4. The existing water tank structure should be removed. The same proposed uses could be accommodated in a new structure that would benefit the design of the project.
5. Please submit an entirely new concept with another Workshop Application.

Weller

Property I.D. 10.4.2

Preliminary Application: Attached Covered Areas (120 sq. ft.), Basement/Tuck-under Addition (449 sq. ft.), Fencing

The project was continued to the May 20, 2008 Art Jury meeting for correct noticing and submission of noticing fees.

Wheeler

Property I.D. 33.6.19

Workshop Application: Detached Garage/Conservatory/Greenhouse (1,613 sq. ft.), Guesthouse (997 sq. ft.) with Covered Area (122 sq. ft.), Wine Cellar (225 sq. ft.), Fencing Driveway Entry Gate/Pilasters Pool/Spa

The Art Jury made the following comments:

1. Please construct story poles for the guest house and garage/greenhouse. Submit the following according to the RSF Association's "Re-submittal" schedule:
  - a. A site/floor plan that includes the location of the story poles in relation to the proposed building, as well as the height of each pole. All plans shall be at least 1/8"-1' scale.
  - b. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - c. A statement (certification) signed and stamped by a California Registered Surveyor or Civil Engineer stating that the proposed grade datum, location, height of the poles and the marked pad height is accurate.
2. Simplify the garage doors as follows:
  - a. Eliminate the diagonal cross-boards from the design of the doors.
  - b. Make all three garage doors consistent (the middle door shall have an arched design, the same as the other two doors).
3. Submit another Workshop Application.

**CONSENT 2 AGENDA ITEMS:**

Quartermaine                      Property I.D. 36.6.1  
Preliminary Application: Entry Gate/Pilasters

The Art Jury APPROVED the Preliminary Application as a Final Application.

Rosetta                              Property I.D. 33.6.20  
Final Application: Fencing, Landscape

The Art Jury APPROVED the Final Application subject to the following condition:

1. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

**ART JURY SITE VISITS:**

The Art Jury made site visits from 1:30 to 3:15 p.m. to the following locations:

Name	Address
Bickoff	Avenida Alondra
Blakely	El Mirador
Bushor	Calzada del Bosque
Delaney	San Elijo
Hardin	El Vuelo del Este

Nordic Star Trust	Los Morros
Roesser	Las Colinas

---

*President*