



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 6, 2006**

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketznel	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
Peter Edwards	

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:05 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles
Michele Michaelson
Raymond Ketznel
Sam Maphis
Donald Nulty - Vice Chair
Anthony Spann - Chair
David Villalobos - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: Peter Edwards

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Zilles, Maphis, Edwards absent) to adopt the following changes to the agenda:

Item No. 1 – Kogevinas Additions – Continued to meeting of March 13, 2006.

Item No. 9 – Periwinkle Residence Addition/Remodel – Dropped from the Standard Agenda.

III. MINUTES: Nulty moved, seconded by Michaelson and carried by a vote of 4 to 0 (Zilles, Maphis, Edwards absent) to approve the Minutes of January 23, 2006.

IV. MONTECITO CONSENT AGENDA:

C-1. 05BAR-00000-00128 Rutherford Remodel and Addition 1374 Danielson Road
05CDP-00000-00079 (Peter Lawson, Planner 568-2021) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, John and Lynn Rutherford, to consider Case No. 05BAR-00000-00128 for **final approval on consent of a remodel and addition to an existing duplex. One half of the duplex, Unit A, would be remodeled with new windows and re-roofed, however there would be no increase in square footage. The other half of the duplex, Unit B, would include a first floor addition of 297 square feet and a new second story of 569 square feet for a total addition of approximately 866 square feet. Additionally, on the second floor there would be a patio of 146 square feet and a portion of it would be covered.** The following structures currently exist on the parcel: A single story duplex consisting of Unit A at approximately 1,017 square feet and Unit B at approximately 1,100 square feet. The property is a 0.22 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-570-006 and -005, located at **1374 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 6/6/05, 9/26/05, and 1/9/06)

ACTION: Ketznel moved, seconded by Nulty and carried by a vote of 4 to 0 (Zilles, Maphis, Edwards absent) to grant final approval on consent of 05BAR-00000-00128.

C-2. 05BAR-00000-00308 Short Artist Studio 435 Ennisbrook Drive
05LUP-00000-01301 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Robert Senn, architect for the owner, Robert Short, to consider Case No. 05BAR-00000-00308 for **preliminary/final approval on consent of new artist studio of approximately 402 square feet.** The following structures currently exist on the parcel: residence of approximately 4,964 square feet with attached garage of approximately 731 square feet, and detached garage of approximately 460 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.95 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-540-005, located at **435 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 1/09/06)

ACTION: Ketznel moved, seconded by Nulty and carried by a vote of 4 to 0 (Zilles, Maphis, Edwards absent) to grant preliminary/final approval on consent of 05BAR-00000-00308.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Dates are changing for Westmont hearings. Currently looking at Montecito PC on February 23 and March 3 and Montecito BAR on February 27 and March 13. As of today (February 6), these dates have not been confirmed.
- Appeal of Morouse project to be heard by Montecito PC this Thursday, February 9, Chair is attending and asked for volunteers to join him.

VI. STAFF UPDATE:

- Changes to the appeals process and noticing procedures were adopted by Board of Supervisors on January 24, 2006. Changes in Article IV become effective on February 24th, 2006. Changes to Article II (Coastal Zone) will not take effect until after the Coastal Commission certifies them, a process that will take several months.

STANDARD AGENDA:

FINAL APPROVAL

1. **04BAR-00000-00336** **Periwinkle Residence Addition/Remodel** **1753 Glen Oaks**
04LUP-00000-00336 (Amy Trester, Planner 568-3116) **Ridgeline: N/A**

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **revised final approval of a demo/rebuild of a residence of approximately 2,376 square feet, and an addition of approximately 626 square feet (net) to connect the new house to the remodeled barn. Note: A new driveway configuration is part of the revised plan as well. [Note: The previously approved project was for an addition of approximately 626 square feet (net) and remodel to an existing residence.]** The house and attached garage have been demolished, and only the remodeled barn of approximately 981 square feet remains. The proposed project will not require any cut and less than 50 cubic yards of fill. The property is a .92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05, 2/28/05, 9/26/05, and 10/10/05)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Zilles, Maphis, Edwards absent) to drop 04BAR-00000-00336 from the Standard Agenda. See Agenda Status Report.

2. **05BAR-00000-00193** **Fowler Wall** **1403 School House Road**
05LUP-00001-00723 (Holly Bradbury, Planner 568-3577) **Ridgeline: N/A**

Request of Bob Easton, architect for the owners, Greg and Elizabeth Fowler, to consider Case No. 05BAR-00000-00193 for **revised final approval of a stucco liner perimeter wall under 6 feet and 757 linear feet in length.** The following structures currently exist on the parcel: residence of approximately 8,816 square feet, garage of approximately 727 square feet and shed of approximately 437 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-002, located at **1403 School House Road** in the Montecito area, First Supervisorial District. (Continued from 8/8/05 and 8/22/05) (Jeff Yardi appeared)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5 to 0 (Maphis, Edwards absent) to grant revised final approval of 05BAR-00000-00193 with the following condition:

CONDITION:

- **Wall shall be well-screened. Suggest creeping fig (5 gal at 6 ft. on center) or other suitable plant material to achieve same result.**

3. **05BAR-00000-00207** **Biltmore Valet Lot** **1260 Channel Drive**
05AMD-00000-00005 (Julie Harris, Planner 568-3518) **Ridgeline: N/A**
05CDP-00001-00093

Request of Steve Welton, agent, and David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **revised final approval of improvements to the valet parking lot, entrance walls, fountain and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant. The proposed revisions include a new fountain design, change of paving material in the valet lot and minor changes to the landscape plant palette.** The

following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 1,280 cubic yards of cut and approximately 284 cubic yards of fill. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 10/10/05 and 11/07/05) (Susan Van Atta, David Van Hoy, Steve Welton appeared)

ACTION: Michaelson moved, seconded by Maphis and carried by a vote of 6 to 0 (Edwards absent) to grant revised final approval of 05BAR-00000-00207 with the following condition and comment:

CONDITION:

- **Have striping in lot be of another material (not white paint) such as an alternative color of brick, or buttons.**

COMMENT:

- **Likes the change in design of the fountain.**

4. 02BAR-00000-00157 Johnson New Residence 935 Mariposa Lane
02LUP-00000-00543 (Peter Lawson, Planner 568-2021) Ridgeline: Urban

Request of Ken Mineau, Appleton & Associates, architect for the owner, David Johnson, to consider Case No. 02BAR-00000-00157 for **revised final approval of new residence of approximately 2,406 square feet, basement of approximately 945 square feet with attached garage of approximately 491 square feet and attached cabana of approximately 315 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-070-040, located at **935 Mariposa Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/05, 6/20/05, and 7/11/05) (Jeff Troyer appeared)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 6 to 0 (Edwards absent) to grant revised final approval of 02BAR-00000-00157 with the following condition:

CONDITION:

- **Construction parking to be on site (or on adjacent property under same ownership as noted on plans).**

NEIGHBOR COMMENT:

- Deanna Wassom – There is too much construction going on in the neighborhood and construction worker parking and noise are negatively affecting the neighborhood. Would like to see restrictions on construction parking and noise; could construction start at 8:00 instead of 7:00?

5. 05BAR-00000-00159 Adams Single Family Dwelling 1376 Oak Creek Canyon Road
05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **final approval of new residence of approximately 5,595 gross square feet (5,123 net), 770 gross square foot garage (686 square feet net) and a 10 x 32 foot lap pool. The driveway to the residence will include a small bridge over an existing concrete drainage swale.** There are no existing structures on the parcel. The proposed project will require approximately 2,900 cubic yards of cut, approximately 1,200 cubic yards of fill and 1,700 cubic

yards of export. The property is a 6.05 acre parcel zoned Res-100. and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05, 10/24/05, and 1/23/06) (Robert Senn, Rosa Andrade appeared)

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 6 to 0 (Edwards absent) to continue 05BAR-00000-00159 to the meeting of February 27, 2006 for final on consent with the following comments:

COMMENTS:

- **Show height calculations on plans using new height calculation method.**
- **Provide landscape irrigation and lighting plans.**
- **Show stone bridge plans/elevations; no lights on top of bridge pillars.**
- **Show corrected color/materials board, consistent with drawings.**
- **All other architecture/details and landscape looks fine.**

PRELIMINARY APPROVAL

6. **05BAR-00000-00297** **Van Wolfswinkel Addition** **150 and 152 Middle Road**
05CDP-00000-00134 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Appleton, agent for the owner, Randall Van Wolfswinkel, to consider Case No. 05BAR-00000-00297 for **preliminary/final approval of an addition of approximately 452 square feet to the existing residence, conversion of approximately 465 square feet of garage/storage space to habitable space, conversion of approximately 114 square feet of the storage area to workshop use, interior remodel of approximately 192 square feet, new patio and walkway of approximately 598 square feet, and replacement of driveway with landscaping of approximately 315 square feet.** The following structures currently exist on the parcel: residence of approximately 3,227 square feet with attached garage of approximately 714 square feet and storage area of approximately 268 square feet, as well as an attached residential second unit of approximately 1,000 square feet with attached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-042, located at **150 and 152 Middle Road** in the Montecito area, First Supervisorial District. (Continued from 12/19/05)

ACTION: Michaelson moved, seconded by Ketzal and carried by a vote of 6 to 0 (Edwards absent) to drop 05BAR-00000-00297 from the Standard Agenda.

7. **05BAR-00000-00198** **Hermann New Single Family Dwelling** **780 Ashley Road**
05LUP-00000-00889 (Dan Nemechek, Planner 568-2516) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Steven Hermann, to consider Case No. 05BAR-00000-00198 for **preliminary/final approval of new residence approximately 9,669 square feet with basement of approximately 2,531 square foot basement, rear patios, landscaping with habitat improvement, and improved access drive,** There are no structures currently existing on the parcel. The proposed project will require approximately 760 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 8/08/05) (Sophie Calvin, Josh Monroy, Steven Hermann, Bart Neidham appeared)

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 4 to 0 (Ketzal, Edwards absent; Maphis abstained) to grant preliminary approval of 05BAR-00000-00198 with the following conditions and comment. Project to return for final approval:

CONDITIONS:

- **Restudy landscape lighting, decrease uplighting of oaks trees, use path lights instead.**
- **Reconsider color scheme of exterior, something more earthy that works better with the gray roof color.**
- **Return for full board review.**

COMMENT:

- **Typically basements are not counted toward FARs but a large portion of this basement is counted, including garage space over the 800 ft. allowed and the study.**

NEIGHBOR COMMENTS:

- David Strauss – Size of house exceeds guidelines, should be easy to lose the 300-400 sq. ft. Look closely at basement, area that may become habitable space (and thus raising it even further over the guidelines). Concerned about the quantity of parking for 10 cars.
- Tina Gale – House will be seen from her property. Design does not fit into the oak woodland. Concerned driveway might affect oaks on her lot.
- Russell Roberts – Size, bulk and scale, huge and even though it can't be seen, it will set precedent of increasingly larger house sizes.

8. **Johnston New Residence, Garage, Pool and Cabana** **1743 Glen Oaks Drive**
05BAR-00000-00228 **05LUP-00000-01194 (Nicole Mashore, Planner 884-8068)** **Ridgeline: N/A**

Request of Elizabeth and Gary Johnston, owners, to consider Case No. 05BAR-00000-00228 for **preliminary approval of a new single family residence of 4,670 square feet, with attached garage of 840 square feet, pool cabana of 470 square feet, new pool with spa and associated landscape, hardscape, and lighting improvements.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and approximately 175 cubic yards of fill. **One 33" oak is proposed for on-site relocation. Five non-specimen trees are proposed for removal.** The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assesor's Parcel Number 007-212-004, located at 1743 Glen Oaks Drive in the Montecito Area, First Supervisorial District. (Continued from 09/26/05) (Elizabeth and Gary Johnston appeared)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 6 to 0 (Edwards absent) to grant preliminary approval of 05BAR-00000-00228 with the following comments. Project to return for final approval:

COMMENTS:

- **Plant materials look fine but backyard lawn contours as depicted on landscape plan will need adjusting.**
- **Size is fine, especially as Glen Oaks Association and neighbors are satisfied and as project is just one story.**
- **Will need to see architectural details and any lighting on plans.**

NEIGHBOR COMMENT:

- Christine Riesenfeld (behalf of Glen Oaks Association) – Concerned in areas where lawn encroaches under oaks that have never had the additional irrigation that lawn would require, trees not adapted to it. Would like to know kind of fencing to be used and if there will be hedges. Suggest the native Prunus for hedge rather than Carolina cherry as it would require less water. Please with owners efforts. Association and immediate neighbors are fine with the floor area.

CONCEPTUAL REVIEW

9. **05BAR-00000-00300** **Kogevinas Additions** **171 Olive Mill Lane**
05CDP-00000-00139 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **further conceptual review of an addition to the existing residence of approximately 857 square feet, a garage conversion to habitable space of approximately 364 square feet, a new attached garage of approximately 437 square feet, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 215 square feet, a new swimming pool and spa, an exterior fireplace, and new entry gates.** The following structures currently exist on the parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Zilles, Maphis, Edwards absent) to continue 05BAR-00000-00300 to the meeting of March 13, 2006. See Agenda Status Report.

10. **06BAR-00000-00008** **McKinley Single Family Dwelling Addition** **1520 Las Tunas Road**
(no planner assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **conceptual review of a remodel and an addition of approximately 8,143 square feet to existing residence, new detached garage of approximately 903 square feet, new attached garage of approximately 802 square feet, and new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,885 square feet with detached garage of approximately 1,118 square feet (**to be demolished**). The proposed project will require approximately 400 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Tom Ochsner, Bill and Sue McKinley appeared)

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Architecture is very nice.**
- **Restudy guesthouse, detached garage for conformance to height and size requirements, location near drainage.**
- **Regardless of floor area calculations and how basement area is calculated, concerned about the overall mass of the proposal, especially compared to what is currently onsite now. Check basement calculations.**
- **Will want to see story poles.**
- **Identify the trees on site.**

NEIGHBOR COMMENTS:

- **Chris Mitchum (for neighbor Mrs. Robert Mitchum) – House would completely block her views of the ocean and islands.**

- Richard Shaikewitz (for Montecito Association) – As proposed total overall development would be 12,600 sq. ft., very large, double the amount of what would be recommended under FARs. Proposed guesthouse is very close to a drainage and may need to be set back.
- William Daugherty – Wants to be kept informed as project progresses.

11. 06BAR-00000-00018 Terzian Demolition, SFD Replacement and Cabana Remodel 1491 Edgecliff Lane
05CDH-00000-00026 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **conceptual review of a replacement residence of approximately 5,197 square feet with attached garage of approximately 442 square feet, demolition of existing residence and accessory structure, and remodel of exterior and interior of existing cabana.** The following structures currently exist on the parcel: residence of approximately 924 square feet with an attached garage of approximately 442 square feet, cabana of approximately 1,515 square feet and accessory building of approximately 770 square feet. The proposed project will require no grading. The property is a 0.65 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** in the Montecito area, First Supervisorial District. (James Macari, Nina Terzian appeared)

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- Likes conceptually the tropical lushness of the landscape but the proposed Phoenix carenensis at 6 ft. on center is too close – if they want the dense palms need to go with another species.
- Prefers to see the project comply with the setbacks (i.e. no exception for the nonconforming part of garage).
- Wants to see a floor area study of neighborhood including houses to both east and west and some to north.
- Likes the design but feels it is too big and would like to see size, bulk and scale reduced. Mass of roof makes it appear as if proposing to get a lot of development on a small lot.
- Wants to see story poles, will help to comment on Guideline 3.e.

NEIGHBOR COMMENTS:

- Richard Shaikewitz (for Montecito Assoc.) – Believes it will be done well but concern is amount of development on site. Over 7,900 sq. ft. all together when house FAR is 3,425 sq. ft. plus 800 sq. ft. garage.
- Mark Doolan – A plus for the community. Roof over garage should conform to rest of project.
- Paul Colombo (next door) – Concerned that foundation of existing garage may not be structurally sound to support the new development. If it needs to be replaced then it should meet the new setbacks. Loves the idea of the improvement to the property. Same foundation concerns with existing cabana.

12. 05BAR-00000-00325 Horning Dwelling Addition, New Cabana and Carports 1361 Danielson Road
05CDH-00000-00052 (no planner assigned) Ridgeline: N/A

Request of Lloyd Malar, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **conceptual review of an addition of approximately 296 square feet**

and remodel of approximately 900 square feet to existing residence, pool cabana of approximately 198 square feet, two new car ports of approximately 163 and 326 square feet, pool and spa, and new trellis of approximately 380 square feet. The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guest house of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 1/23/06) (Lloyd Malear, Mark Shields appeared)

Project received conceptual review only. No action taken. Applicant to return for preliminary. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Likes the intent of the changes, likes the changes to the siding.**
- **Can support the changes including habitable space, windows, to the old water tower.**

NEIGHBOR COMMENT:

- Bonnie Kent (from letter) – Considerable increase in size, sounds like there is going to be a resort.

13. 06BAR-00000-00017 Luria New Single Family Dwelling 434 Crocker Sperry Drive
(no planner assigned) Ridgeline: N/A

Request of Barry Berkus, architect for the owners, Mr. and Mrs. Eli Luria, to consider Case No. 06BAR-00000-00017 **for conceptual review of new residence of approximately 4,505 square feet, casitas of approximately 231 square feet, and garage of approximately 767 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 700 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-019, located at **434 Crocker Sperry Drive** in the Montecito area, First Supervisorial District. (Barry Berkus, Grant Castleberg, Jamie Palencia, Mrs. Eli Luria appeared)

Project received conceptual review only. No action taken. Applicant to return for preliminary. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Likes the architecture and color, the stacked stone.**
- **Looks forward to seeing landscape plan.**
- **Bring in Birnam Wood letter.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Michaelson, and carried by a vote of 6 to 0 (Edwards absent) that the meeting was adjourned until 3:00 P.M. on Monday, February 27, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 6:45 P.M.