



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 9, 2007

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzel	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 3:07 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: None

STAFF MEMBERS PRESENT:

J. Ritterbeck, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 21

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** William Drewry – Finds the new downtown location to be inconvenient both to attend and to find parking.
- II. AGENDA STATUS REPORT:** Michaelson moved, seconded by Edwards and carried by a vote of 6 to 0 to 1 (Ketzel recused) to adopt the following changes to the agenda:
Item No. 6 – Lindsey Guesthouse (07BAR-00000-00064) – Dropped from the Standard Agenda.
Item No. 9 – Lawarre SFD Addition and Garages (07BAR-00000-00063) – Continued to the meeting of April 23, 2007.
- III. MINUTES:** Nulty moved, seconded by Zilles and carried by a vote of 5 to 0 to 2 (Spann, Maphis abstained) to approve the Minutes of March 26, 2007.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None

- V. **STAFF UPDATE:** Dianne Meester Black – Today is first meeting of the MBAR downtown, and urges the MBAR to consider the pros and cons of the location during the six month trial period.

STANDARD AGENDA:

FINAL APPROVAL

1. **06BAR-00000-00126** **Adelson Single Family Dwelling Addition, Cabana, and New Accessory Structure** **256 Santa Rosa Lane**
06LUP-00000-00474 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Scott and Lynda Adelson, to consider Case No. 06BAR-00000-00126 for **final approval of an addition of approximately 1,653 square feet to an existing 2,660 square-foot residence, 80 square feet to an existing 484 square-foot attached garage, terrace of approximately 360 square feet, balcony of approximately 136 square feet, a cabana and gym of approximately 293 square feet each with a covered bodega of 200 square feet attached to the two structures, an outdoor fireplace, and a terrace/barbeque area of approximately 416 square feet. In addition, the project includes a new pool equipment storage accessory structure of approximately 110 square feet with a terrace of approximately 108 square feet and a 400 square-foot deck, a new pool, outdoor shower facility, bocce court, volleyball court, security fencing approximately 5 feet in height, and additional landscaping features, including decorative rock walls approximately 3 feet in height and a reflecting pool.** The following structures currently exist on the parcel: residence of approximately 2,660 square feet with attached garage of approximately 484 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 350 cubic yards of fill. The property is a 1.0 acre parcel zone 1-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 6/19/06, 7/10/06, 8/07/06, 9/25/06, 10/17/06, and 10/23/06) (Chris Dentzel appeared)

ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant final approval of 06BAR-00000-00126.

PUBLIC COMMENT:

- **William Drewry** – Concerned about chimney; looks ok now, appears cut and fill have been done to address drainage.

2. **07BAR-00000-00005** **Symington Single Family Dwelling Addition** **1387 School House Road**
07LUP-00000-00018 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Adele Goggia, Harrison Design Associates, architect for the owners, Fife and Ann Symington, to consider Case No. 07BAR-00000-00005 for **final approval of an interior remodel of the entire 3,103 square foot residence, exterior alterations including updates to all doors and windows, an addition of 450 square feet to the 2nd floor master bedroom and a 136 square foot 1st floor laundry room addition; demolition and replacement of the existing spa, pool deck area and pool equipment structure, and new landscaping.** The following structures currently exist on the parcel: residence of approximately 3,103 square feet, cabana of approximately 650 square feet, and workshop of approximately 444 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-051, located at **1387 School House Road** in the Montecito area, First Supervisorial District. (Continued from 2/05/07) (Adele Goggia appeared)

ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 6 to 0 to 1 (Spann recused) to grant final approval of 07BAR-00000-00005.

CONDITION:

- **Supplement fence vegetation with climbing vine-jasmine and/or rose, on outside of new fence, similar to plants used on inside of fence. Plant every 10 feet along exterior perimeter of fence.**

3. **Nigro Demo/New Single Family Residence,**
06BAR-00000-00294 Garage, Workshop, Pool Cabana 669 Picacho Lane
06LUP-00000-01064 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. James Nigro, to consider Case No. 06BAR-00000-00294 for **final approval of a new 2-story residence of approximately 6,640 square feet with an attached 3-car garage of approximately 775 square feet, and pool and spa with pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,062 square feet with a 2-car garage of approximately 400 square feet (all to be demolished). The proposed project will require approximately 802 cubic yards of cut and approximately 802 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06, 2/05/07, and 2/26/07) (Sophie Calvin, Jeff Yardi, James Nigro appeared)

ACTION: Nulty moved, seconded by Michaelson, and carried by a vote of 6 to 0 to 1 (Maphis recused) to grant final approval of 06BAR-00000-00294.

CONDITION:

- **Where CDI is used, slurry coat with plaster to match the main body of building.**

CONCEPTUAL REVIEW

4. **07BAR-00000-00051 Snyder Wall 700 Lilac Drive**
07CUP-00000-00017 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban

Request of J.M. Sewall, architect for the owner, Allan Snyder, to consider Case No. 07BAR-00000-00051 for **conceptual review of two driveway gates 8 feet in height and a wall in excess of six feet from natural grade, all within the front setback.** The following structures currently exist on the parcel: residence of approximately 2,769 square feet with an attached garage of approximately 704 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-068, located at **700 Lilac Drive** in the Montecito area, First Supervisorial District. (Jock Sewall appeared)

Project received conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Initial context of comments provided by Chair Spann – A right-of-way subcommittee has been meeting and discussing the issue of encroachments into public rights-of-way and this project has aspects that are both good and bad based on the discussions of this subcommittee. The good aspects are the location of gates well off of the pavement so that there is plenty of room for a car to sit off the pavement while waiting for the gates to open, and that the lights are being brought down so as not to create glare impacts. The bad aspects are that walls should not be located in the right-of-way; they should be on property lines or within the property itself. Mailboxes made out of stone should be further back from the pavement edge for safety reasons. Most of the walls and fences that the right-of-way subcommittee has reviewed that it does not like were**

constructed without permits (road encroachment permits from the County are required for any walls, fences or landscaping located within a public right-of-way).

- MBAR application submitted is not complete, no survey, actual right-of-way, property line, setbacks are therefore not known.
- Development not appropriately sited. Wall is too close to the pavement.
- Mailbox is too large and inappropriate, set too close to pavement, and could cause safety issues on this narrow road.
- Grading in the right-way is unacceptable and impacts to oaks from grading are problematic – some trees may already be damaged. Applicant has not taken steps to address.
- A wall on Lilac does not fit the norm, is not compatible with the neighborhood and would be setting a precedent. The wall does not respect the country lane aesthetic of the neighborhood.
- In response to agent's request for support for a 3-4 foot high wall in same location, the MBAR showed no support for that alternative.

PUBLIC COMMENT:

- **J. W. Colin** – Lilac is extremely narrow and the location of the new mailbox is not good. There are only two other six foot high walls along the street, which have been there for a very long time and those walls are set well back from the road. This wall and mailbox in the current location do not belong.
- **Cheryl Tomchin** (letter) – Describes difficulty of working with the owner.

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| 5. | Morgan Single Family
Dwelling Remodel | 2900 Sycamore Canyon Road |
| | 07BAR-00000-00053 | Ridgeline: Urban |
| | 07LUP-00000-00150 (Lisa Martin, Planner 568-2032) | |

Request of Tom Moore, agent for the owner, Thomas Morgan, to consider Case No. 07BAR-00000-00053 for **conceptual review and preliminary/final approval of the demolition of an existing sunroom and an addition/rebuild of approximately 212 square feet in the same approximate location, remodel of the existing front entry, exterior door and window changes, re-roofing, and hardscaping at the front entry and rear patio.** The following structures currently exist on the parcel: residence of approximately 3,802 square feet with an attached garage of approximately 507 square feet and sunroom of approximately 369 square feet (to be demolished). The proposed project will not require grading. The property is a 0.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-036, located at **2900 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Tom Moore appeared)

ACTION: Maphis moved, seconded by Zilles, and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00053. Applicant to return for final on consent.

CONDITION:

- **Front of the house is very bare – would like to see a landscape plan that addresses landscaping in the front to soften the appearance of the structure and maybe near the road. Fine to document the owner's proposed landscape as verbally presented by the agent.**

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| 6. | Lindsey Guesthouse | 2535 Sycamore Canyon Road |
| | 07BAR-00000-00064 | Ridgeline: N/A |
| | (no planner assigned) | |

Request of the Warner Group, architect for the owners, Jim and Joan Lindsey, to consider Case No. 07BAR-00000-00064 for **conceptual review of a new guesthouse of approximately 800**

square feet. The following structures currently exist on the parcel: gate house of approximately 800 square feet and garage of approximately 600 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 16.39 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at **2535 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 to 1 (Ketzal recused) to drop 07BAR-00000-00064 from the Standard Agenda. See *Agenda Status Report*.

7. **07BAR-00000-00048** **Stewart/Kahmann Single Family Dwelling Demo/Rebuild** **90 Butterfly Lane**
07CDP-00000-00019 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 07BAR-00000-00048 for **conceptual review and preliminary/final approval of a new residence of approximately 2,679 square feet with attached garage of approximately 462 square feet, and interior and exterior alterations.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Bill Cooper appeared)

ACTION: Ketzal moved, seconded by Zilles, and carried by a vote of 5 to 1 to 1 (Michaelson no; Spann recused) to grant preliminary approval of 07BAR-00000-00048.

CONDITIONS:

- Two windows are better than three on the two wings of the west elevation, second story.
- Landscape plan that received previous preliminary approval looks good – keep that landscape plan with the new/revised project. Final landscape plan should include stated goal to maintain trees and privacy hedge along east property line.

PUBLIC COMMENT:

- **Sasha Liebowitz/Jill Finsten** – Very happy that MBAR/MPC exist to provide this forum to address concerns when applicants not always willing to work with neighbors. Is pleased that there is no balcony on the east elevation with the redesign. Still concerned with privacy and blockage of light and want to ensure that the upstairs windows on the east elevation will still be screened.
- **Jane Eldridge** – House seems a little large.

8. **07BAR-00000-00034** **Noone Single Family Dwelling Additions** **2140 Ten Acre Road**
07LUP-00000-00109 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tom Oschner, architect for the owners, Peter and Mireille Noone, to consider Case No. 07BAR-00000-00034 for **conceptual review of additions of approximately 513 (458 net) square feet to the existing residence, including a bedroom, bath, and laundry addition of approximately 426 net square feet and a breakfast nook addition of approximately 32 net square feet.** The following structures currently exist on the parcel: residence of approximately 2,495 square feet with an attached garage of approximately 484 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-016,

located at **2140 Ten Acre Road** in the Montecito area, First Supervisorial District. (Continued from 3/12/07) (Tom Oschner appeared)

Project received conceptual review only. No action taken. Applicant to return for preliminary/final on consent. The following comments were made:

MBAR COMMENT:

- Looks fine.

9.	Lawarre Single Family	1599 East Valley Road
	Dwelling Addition and Garages	
07BAR-00000-00063		Ridgeline: N/A
(no planner assigned)		

Request of Ray Ketzler, Ketzler and Goodman, architect for the owner, William Lawarre, to consider Case No. 07BAR-00000-00063 for **conceptual review of an addition of approximately 1,415 square feet (including partial demolition of approximately 814 square feet, for a net gain of approximately 601 square feet) to the existing residence, an attached 1-car garage of approximately 331 square feet, an attached 2-car garage of approximately 563 square feet, and an attached 3-car garage of approximately 946 square feet, and relocation of basement stairs.** The following structures currently exist on the parcel: two-story residence of approximately 7,206 square feet, basement of approximately 1,080 square feet, detached 6-car garage of approximately 1,104 square feet (to be demolished), and 2 pre-fabricated carports of approximately 640 total square feet (to be demolished). The proposed project will not require grading. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-220-060, located at **1599 East Valley Road** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 to 1 (Ketzler recused) to continue 07BAR-00000-00063 to the MBAR meeting of April 23, 2007. See Agenda Status Report.

10.	Oshinsky Single Family Dwelling	1129 Oriole Road
07BAR-00000-00065		Ridgeline: N/A
(no planner assigned)		

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **conceptual review of a new two-story residence of approximately 4,304 square feet with an attached garage of approximately 708 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Brett Ettinger appeared)

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

MBAR COMMENTS:

- Overall really likes the design of the house and orientation on the site but the size needs to be reduced, too large for lot, too far over the recommended max FAR. House needs to be smaller overall with more setback from the west property line (i.e. away from 130 Butterfly).
- No issues with the split level approach, neighborhood has an even mix of one and two story houses.
- Would like to see story poles eventually, but not until they see a reduced size.

- **Resolve the survey issue before returning to MBAR.**
- **Provide preliminary drainage plan.**
- **Landscape should address the front – wall should be behind the hedge, hidden from the street frontage. Bamboo is not a good screening choice.**
- **Majority likes the colors and materials but one suggests taking a second look at the brown color.**
- **Majority likes the sustainability of the project, but points out that a smaller house is also a more sustainable house (fewer materials to construct, less energy to light, heat and cool).**

PUBLIC COMMENT:

- **Kim Seefeld (for the Nottages)** – Any guesthouse would be a problem. A great deal of vegetation was removed with the demo. 130 Butterfly Lane sits well below this site, so an 18 foot tall house will loom over the Nottages’ house. House greatly exceeds the FAR. The larger homes on Oriole are older, built on larger lots that were later subdivided. There are no landscape elements proposed. A massive house for this long, narrow lot. Questions exist regarding the survey with Nottages’ lot. Drainage needs to be addressed.
- **Jim Boyce** – The demolished house was below 2,000 square feet. Most of neighborhood consists of small houses, less than 2,000 square feet. At 40% over the recommended max FAR, this is too big. Otherwise, it’s a beautiful house. Also concerned with construction parking.
- **Louise Evans** (letter) – Request that parking during construction not occur on her lot or in the paved area in front of her house, which is for her guest parking.

11.	Bollag Single Family Dwelling and Guesthouse	1122 E. Mountain Drive
(no planner assigned)		Ridgeline: N/A

Request of Don Nulty, architect for the owner, Benjamin Bollag, to consider Case No. 07BAR-00000-00066 for **conceptual review of a new residence of approximately 5,322 square feet with an attached garage of approximately 746 square feet, basement of approximately 986 square feet, and guesthouse of approximately 786 square feet.** The lot is currently vacant. The proposed project will require approximately 1,375 cubic yards of cut and approximately 1,375 cubic yards of fill. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor’s Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Robert Foley appeared)

Project received conceptual review only. No action taken. Nulty recused from discussion of this item. Applicant to return for further conceptual review. The following comments were made:

MBAR COMMENTS:

- **MBAR does want to see story poles, make a site visit.**
- **Likes the design overall and stepping up with the slope of the knoll; but some disappointment with architecture, its style and articulation.**
- **Colors need to take more from the natural landscape for the Resource Management zone.**
- **Provide a preliminary drainage plan.**

PUBLIC COMMENT:

- **Anthony Harbor** (Montecito Association) – The property is in the Hillside Montecito Overlay district so wants to see that it is compatible with the hillside development standards and guidelines in the *Montecito Guidelines*.

- **John Stacks** (for the Smiths) – Hillside extremely steep below the guardrail at a curve on the access to the Bollag lot. Given amount of cut on the site is sure that some will need to be exported resulting in some heavy trucks passing on that road (noise and safety), and to the amount of concrete that will need to be poured, many concrete trucks heading up. Due to steepness of grade at this point, these trucks won't go fully loaded as otherwise they would lose part of the load. Privacy also a concern here, direct views into private areas of house. Requests a wall along their property line for privacy and sound attenuation (needs 8 feet). Smiths don't have soil on that slope (it's all rock) in which to plant any screening vegetation. Also concerned with drainage. Will want to see story poles.

Esrey Single Family

12. **07BAR-00000-00049 Dwelling and Guesthouse 1398 Oak Creek Canyon Road (Lot 7)**
(no planner assigned) Ridgeline: Rural

Request of Don Nulty, architect for the owner, William Esrey, to consider Case No. 07BAR-00000-00049 for **conceptual review of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, and guesthouse of approximately 745 square feet.** The lot is currently vacant. The proposed project will require approximately 2,350 cubic yards of cut and approximately 2,100 cubic yards of fill. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Robert Foley appeared)

Project received conceptual review only. No action taken. Nulty and Ketznel recused from discussion of this item. Applicant to return for further conceptual review. The following comments were made:

MBAR COMMENTS:

- **Will need to see site before MBAR can give comments on location of house on lot. Everyone to see story poles on their own before next meeting – applicant to mark location of retaining wall on the ground.**
- **Likes the idea of the oak trees and native plant palette in the landscape – suitable to this subdivision.**
- **Consider working boulders into any site walls to give more naturalistic appearance and planting areas for plants to spill around.**

PUBLIC COMMENT:

- **Sheri & Jack Overall** – Wishes there were a better location for the house, perhaps if envelope were moved toward the east, could make for a better site design.
- **Kenny Slaughter** – Concern of Oak Creek Canyon Architecture Committee is visibility and landscape. Is there a way to situate house further back (north on the site) respecting constraints of envelope? Committee is encouraged by the mostly natural stone on façade and the terraced landscape along the driveway.

Dene Demo/New Single

13. **07BAR-00000-00028 Family Dwelling and Garage 416 Camphor Place**
07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dan Melville, agent for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **further conceptual review of a new two-story residence of approximately 2,987 square feet with a detached garage of approximately 441 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, detached garage of approximately 324 square feet, guest house of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to

be demolished). The proposed project will require removal of up to 11 trees (including one 9-inch and one 13-inch oak) and approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 2/26/07) (Dan Melville, Louis & Brook Dene, Nelle Eakin appeared)

Project received further conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Restudy the second story design. Majority of Board (5 of 7) prefer to see a one story given that every house on Camphor Place is one story and thus the two stories, as presented today, is not sensitive to, or compatible with, the neighborhood. Some area of second story may be ok provided it is designed in such a way that it gives appearance or feel of a one story house (e.g. using a steeper pitch gable, with second story space tucked in and judicious use of dormers; for stepping back of the second story from the first floor perimeter walls; and/or other methods to minimize mass of second floor).**
- **Provide a site plan with location of the oaks identified and their critical root zone/driplines – based upon the arborist report.**
- **Three out of seven on the Board believe that site plan should be reconsidered, bringing garage further to front of lot (not in the front, but on the side). This would open up lot, provide more area for site development (e.g. bringing second floor area down to the first floor) and private yard space in the back, and not have so much of lot devoted to driveway.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Edwards, and carried by a vote of 6 to 0 (Ketzel absent) that the meeting be adjourned until 3:00 P.M. on Monday, April 23, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:28 P.M.