



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 7, 2007

Santa Barbara County
Planning Commission hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93108
(805) 568-2000

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	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 3:28 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles
Michele Michaelson
Raymond Ketzal
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:

Dianne Black, Assistant Director, Planning and Development
Jim Heaton, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 29

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None

II. AGENDA STATUS REPORT: Ketzal moved, seconded by Nulty and carried by a vote of 6 to 0 (Maphis absent) to adopt the following changes to the agenda:

Item No. C-2 – Noone SFD Additions (07BAR-00000-00034) – Dropped from the Consent Agenda.

III. MINUTES: Nulty moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to approve the Minutes of April 23, 2007, as revised.

IV. MONTECITO CONSENT AGENDA:

- C-1. 07BAR-00000-00037 Jacobs Single Family Dwelling Additions and Cabana 760 San Ysidro Lane**
07LUP-00000-00232 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Jeff Jacobs, to consider Case No. 07BAR-00000-00037 for **preliminary/final approval on consent of additions to the existing residence, including a closet addition of approximately 210 square feet, bath addition of approximately 55 square feet, new bay window of approximately 35 square feet, and new attached cabana of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately 7,582 square feet with an attached garage of approximately 738 square feet, guesthouse of approximately 800 square feet, and accessory structure of approximately 512 square feet. The proposed project will not require grading. The property is a 2.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-027, located at **760 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 3/12/07)

ACTION: Michaelson moved, seconded by Zilles, and carried by a vote of 5 to 0 to 1 (Maphis absent, Nulty recused) to grant preliminary and final approval on consent of 07BAR-00000-00037.

- C-2. 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 **preliminary/final approval on consent 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 and 4/09/07)

ACTION: Ketzler moved, seconded by Nulty, and carried by a vote of 6 to 0 (Maphis absent) to drop 07BAR-00000-00034 from the Consent Agenda. See Agenda Status Report.

- C-3. 07BAR-00000-00053 Morgan Single Family Dwelling Remodel 2900 Sycamore Canyon Road**
07LUP-00000-00150 (Lisa Martin, Planner 568-2032) Ridgeline: Urban

Request of Tom Moore, agent for the owner, Thomas Morgan, to consider Case No. 07BAR-00000-00053 for **final approval on consent 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. (Continued from 4/09/07)

ACTION: Michaelson moved, seconded by Zilles, and carried by a vote of 5 to 0 to 1 (Maphis absent; Nulty recused) to grant final approval on consent of 07BAR-00000-00053.

C-4. 06BAR-00000-00178 Kwock Cabana 976 Hot Springs Road
06LUP-00000-00656 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Danny Kwock, to consider Case No. 06BAR-00000-00178 for **final approval on consent of a new pool cabana of approximately 800 square feet, 500 cubic yards of landscaping grading, and a 75 square foot barbeque area under an existing trellis.** The following structures currently exist on the parcel: residence of approximately 3,970 square feet with an attached garage of approximately 740 square feet. The property is a 1.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-030-009 and -008, located at **976 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 10/23/06, 1/22/07, and 3/26/07)

ACTION: Michaelson moved, seconded by Zilles, and carried by a vote of 5 to 0 to 1 (Maphis absent, Nulty recused) to grant final approval on consent of 06BAR-00000-00178.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Michele Michaelson – Encourages all members to visit the San Ysidro Ranch and see what the MBAR has approved. The place looks really great.

VI. STAFF UPDATE: Dianne Meester Black – Has heard some interest expressed in the Montecito Planning Commission (MPC) retreat, scheduled for May 29th (day after Memorial Day) at 9:00 a.m. at the Upham Hotel. Will be basically be modeled on the County Planning Commission retreat, with a training component, including PC/staff relationships, staff reports, hearing support, meeting procedures, community plan policy consideration and how/when to present to Board of Supervisors and how MBAR should present to MPC. County Counsel will provide a legal and land use principles update.

STANDARD AGENDA:

FINAL APPROVAL

1. 04BAR-00000-00010 Zacara Fence and Landscape Changes 1104 Channel Drive
04CDH-00003-00002 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

Request of Everett Jay Woody, agent for the owner Zacara, LLA, formerly Fred Segal, to consider Case No. 04BAR-00000-00010 for **revised final approval of landscape changes and a new perimeter fence.** The following structures currently exist on the parcel: residence of approximately 4,445 square feet with an attached garage of approximately 800 square feet, residential second unit of approximately 750 square feet, and pool cabana of approximately 580 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-037, located at **1104 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 2/9/04, 4/5/04, 5/3/04 7/12/04, 7/26/04, 8/23/04, 1/24/05 and 2/07/05) (Everett Woody, Gil Garcia, Chuck McClure appeared)

ACTION: Nulty moved, seconded by Zilles, and carried by a vote of 6 to 0 to 1 (Maphis recused) to grant revised final approval of 04BAR-00000-00010.

MBAR COMMENTS:

- **May need an encroachment permit for the 18-24 inch wall near the driveway that would replace existing rubble wall and assure that no public parking along Channel Drive would be lost.**

PUBLIC COMMENT:

- **John Lundegard** – most concerned with parking along Channel Drive as it relates to the existing fence and proposed fence. Wants to know if it is in County right-of-way and wants to be assured that the fence won't invade the public right-of-way. The proposed fence itself looks fine.

PRELIMINARY APPROVAL

2. **05BAR-00000-00325** **Horning Single Family Dwelling**
Addition, New Cabana and Carports **1361 Danielson Road**
05CDH-00000-00052 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Lloyd Mear, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **preliminary/final approval of an addition of approximately 776 square feet and remodel of approximately 1,216 square feet to the existing residence, new car port of approximately 326 square feet, and new trellis of approximately 365 square feet.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guesthouse of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 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, 2/06/06, and 10/17/06) (Lloyd Mear appeared)

ACTION: **Maphis moved, seconded by Michaelson, and carried by a vote of 7 to 0 to grant preliminary and final approval of 05BAR-00000-00325.**

MBAR COMMENTS:

- **Likes keeping and reuse of the historic structure (the three story water tower).**
- **Appreciates no changes to landscape and no new lighting.**

3. **07BAR-00000-00040** **Nadel Demo/New Single Family Dwelling** **1127 Hill Road**
07CDP-00000-00023 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00040 for **preliminary/final approval of the demolition of the existing residence and construction of a new residence of approximately 4,077 square feet with an attached garage of approximately 777 square feet.** The following structures currently exist on the parcel: residence of approximately 3,684 square feet with an attached garage of approximately 603 square feet, cabaña of approximately 798 square feet, and guesthouse of approximately 768 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-036, located at **1127 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 3/26/07) (John Watson, Jeff & Shelley Nadel appeared)

ACTION: **Ketzel moved, seconded by Nulty, and carried by a vote of 7 to 0 to grant preliminary and final approval of 07BAR-00000-00040.**

storage shed of approximately 104 square feet, decks of approximately 640 square feet, and a trash enclosure. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at **369 Paso Robles Drive** in the Montecito area, First Supervisorial District. (John Kauffman appeared)

ACTION: Maphis moved, seconded by Ketzell, and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00090. Applicant to return for final on consent.

CONDITION:

- Garage door to have windows or panels that work with existing fenestration on house, to avoid a flat appearance.

6. 07BAR-00000-00095 Gordon/Enright Exterior Remodel 900 Buena Vista Avenue
(no planner assigned) Ridgeline: N/A

Request of Dylan Chappell, agent for the owners, Stephen Gordon and Marilee Enright, to consider Case No. 07BAR-00000-00095 for **conceptual review of an exterior façade change to the existing residence**. The following structures currently exist on the parcel: residence of approximately 4,619 square feet with an attached garage of approximately 825 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-033, located at **900 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Dylan Chappell appeared)

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

MBAR COMMENTS:

- Looks fine but will want to see the architectural details. Be careful with the arched windows, will want to see the details for the stone returns.
- Reconsider the stone at the base of the columns for the patio roof cover; does not read well.

7. 06BAR-00000-00161 Simon Single Family Dwelling 1870 East Valley Road
06LUP-00000-00619 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Ken Mineau, Appleton and Associates, architect for the owner, Herbert Simon, to consider Case No. 06BAR-00000-00161 for **conceptual review of a new single family dwelling of approximately 2,242 square feet with a detached garage of approximately 646 square feet, and a covered porch of approximately 260 square feet**. A previous single-family dwelling was demolished in 1995. The proposed project will not require grading. A total of two oak trees are proposed for removal. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **1870 East Valley Road** in the Montecito Planning Area, First Supervisorial District. (Ken Mineau, Patrick Rauber appeared)

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

MBAR COMMENTS:

- Wants to see what is on the adjacent lot to the west.
- Show the proposed west elevation.
- Provide accurate statistics.
- Provide photos of the west side of the property.

- **May need to re-notice as the house is not 2,242 square feet but approximately 4,500 square feet.**

8. **07BAR-00000-00096** **Radtkey/Van Atta Single** **880 Coyote Road**
Family Dwelling Demo/Rebuild
(no planner assigned) **Ridgeline: N/A**

Request of Ken Radtkey, architect for the owners, Susan Van Atta and Ken Radtkey, to consider Case No. 07BAR-00000-00096 for **conceptual review of a two-story new residence of approximately 2,571 square feet with an attached garage/shop of approximately 1,650 square feet and covered porch of approximately 796 square feet.** The following structures currently exist on the parcel: two-story residence of approximately 1,000 square feet (to be demolished). The proposed project will require approximately 350 cubic yards of cut and no fill. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-030, located at **880 Coyote Road** in the Montecito area, First Supervisorial District. (Ken Radtkey, Susan Van Atta appeared)

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

MBAR COMMENTS:

- **Nice project, below recommended maximum FAR by about 1,000 square feet.**
- **Would like to see the LEED platinum checklist for the green house to see how it meets the standards.**

PUBLIC COMMENT:

- **Mary Louise Scully – Looks nice but just wonders how long construction will take.**

9. **07BAR-00000-00066** **E.M.D. LLC (formerly Bollag) Single** **1122 E. Mountain Drive**
Family Dwelling and Guesthouse
07LUP-00000-00277 (no planner assigned) **Ridgeline: Rural**

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **further conceptual review of a new residence of approximately 4,915 square feet with an attached garage of approximately 800 square feet, basement of approximately 1,646 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. (Continued from 4/09/07) (Robert Foley appeared)

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

MBAR COMMENTS:

- **Comments must be somewhat limited, especially regarding height, until the grading question is resolved with Planning.**
- **Likes the direction that the project is now heading, compared to first review.**
- **Likes the interior courtyard design but is concerned that this design is forcing the house to the edge of the knoll. Ways to address this are by lowering plate heights or revising design and eliminating the interior courtyard, thus pulling the house away from the edge of the knoll.**
- **The proposed arches push everything up in height; therefore reconsider.**

- Will need to see preliminary grading/drainage and landscape plans before preliminary review. Use native plants.
- Majority of, but not all, members are fine with the proposed infinity pool.
- Use stone on the guest house.

PUBLIC COMMENT:

- **J. Hunter** – Story poles show it would be much taller than allowed based on unpermitted grading. Questions whether the height was measured from the existing grade (result of unpermitted grading) or from the pre-existing grade. Thus, concerned that proposed house might be taller than allowed by zoning. Is very concerned about drainage from the site, both currently and how it would be handled with the development. Does not want the drainage to impact his property.
- **Martha Gray** – Saw the story poles go up from her house and wanted to see the project. Is concerned about the height of the poles and how they relate to the 16 foot height limit. Wants to see native landscaping to blend in with the surrounding chaparral. Likes the floor plan but does not think it best for this site because it pushes the mass of the building out to the edge.
- **Anthony Harbor (Montectio Association)** – How long will poles be up? Would like to have the MA board see them and discuss at their meeting Tuesday, May 8th.
- **Bob Lamborn (represents the Bollags)** – Historically the topography was not so clear because the landowner was focused on developing the access road. There are no building envelopes designated because the lots were not the result of recent subdivision but were created long ago and Certificates of Compliance issued. Believes the grade of this subject lot was only raised three feet, there is only an illusion that there was more fill.

- Halstead LLC (formerly
Esrey) Single Family
Dwelling and Cabana 1398 Oak Creek Canyon Road (Lot 7)**
- 10. 07BAR-00000-00049** 07LUP-00000-00280 (no planner assigned) **1398 Oak Creek Canyon Road (Lot 7)**
Ridgeline: Rural

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **further 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, pool cabana of approximately 317 square feet, new driveway, hardscaping, and retaining walls.** 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. (Continued from 4/09/07) (Robert Foley appeared)

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

MBAR COMMENTS:

- After seeing story poles is fine with project, good site design.
- Really likes that the oaks are kept.
- Landscape for the driveway and fill slope will be key.
- Provide landscape/grading/drainage plans for preliminary review next time.

- 11. 07BAR-00000-00065** 07CDP-00000-00043 (Amy Trester, Planner 568-3116) **Oshinsky Single Family Dwelling** **1129 Oriole Road**
Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **further conceptual review of a new two-story**

residence of approximately 3,835 square feet with an attached garage of approximately 634 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. (Continued from 4/09/07) (Pam Ferguson, Bret Ettinger appeared)

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

MBAR COMMENTS:

- **Likes the project, likes the change in the colors and reduction in size of the house.**
- **In general believes they can support this design being over the recommended maximum floor area because there is good landscape screening, only a small second story element and the circular drive which allows for some off street guest parking (important for this neighborhood).**
- **Wants to see story poles in order to provide a check on height and size before giving full support for the floor area overage.**
- **Re-study the gate at driveway, due to lack of space for a car to pull completely off pavement of Oriole while waiting for gate to open.**

PUBLIC COMMENT:

- **Mark Rose** (letter) – supports project

FINAL APPROVAL

12.	00BAR-00000-00138	Music Academy of the West Master Plan – Phase 1	1070 The Fairway
	90-CUP-111 RV01 (Michelle Gibbs, Planner 568-3508)		Ridgeline:
	N/A		

Request of Suzanne Elledge, agent for the owner, Music Academy of the West, to consider Case No. 00BAR-00000-00138 for **final approval of implementation of Phase 1 improvements, including reconstruction of the Recital Hall and restrooms for the Hall, most of the site improvements including the main alley, lower parking area, perimeter landscaping, and the emergency access road. The components of the approved Master Plan being implemented in Phase 1 are different components than that contemplated for Phase 1 when the plan was approved, however, the project remains within the overall scope of the approved plan and its environmental analysis.** The following structures currently exist on the parcel: administration building of approximately 14,980 square feet, 4 practice studio buildings of approximately 14,240 total square feet, 2 retail buildings of approximately 2,540 total square feet, residence building of approximately 1,270 square feet, and recital hall building of approximately 11,340 square feet. The proposed project will require approximately 2,505 cubic yards of cut and 10,209 cubic yards of fill. The property is a 9.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-029 and -030, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. (Continued from 3/12/07)

ACTION: Nulty moved, seconded by Ketzal, and carried by a vote of 7 to 0 to grant **final approval of 00BAR-00000-00138.**

CONDITIONS:

- **All light standards must include the manufacturer's "optional low brightness reflector" (a cutoff shield).**

- **The existing motion sensor, tree mounted floodlights located at the Fairway entry drive must be removed (and so stated on the lighting plans).**
- **The trees for the allee must be 24-inch box.**
- **The restroom building must include a parapet design in lieu of a sloped roof.**
- **Detail 10 on Sheet A-701 is to eliminate exposed cap flashing and instead plaster to be wrapped on top of parapet down onto the roof side, and transition detail be developed on the roof side.**
- **Detail 9 on Sheet A-701 to be eliminated and replaced with the revised detail 10 referenced above.**
- **CDI product as submitted (including profile design) is to be either coated to match the Haddenstone material or find an alternative cast stone product to achieve same design result.**

MBAR COMMENTS:

- **Recommend that landscape planting along west property line occur as soon as possible if Planning and Development can allow it.**

PUBLIC COMMENT:

- **Stuart Solomon** – Existing screening at west property boundary, just west of entrance drive, is critical for neighbors as it screens noise and night lighting. Would like to request that new landscaping be planted now, as soon as possible, rather than later. Prefers to see only two of the four star pines removed now, until the proposed oaks grow large enough to screen. Also concerned with new night lighting; does not want to see lighting of parking lot light up the sky like a shopping mall. At the Fairway entrance there is an existing light that currently shines into six neighboring units – would like to see that, replaced with something that shines into Music Academy property, not into the neighbors.

13. 06BAR-00000-00305 Montgomery Garage 755 San Ysidro Lane
06LUP-00000-01114 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
07MOD-00000-00001

Request of Bob Easton, architect for the owner, Parker C. Montgomery, to consider Case No. 06BAR-00000-00305 **for final approval of a conversion of an existing pergola to a new detached 3-car garage of approximately 594 square feet and a Modification for encroachment of the proposed garage into the primary front setback.** The following structures currently exist on the parcel: residence of approximately 5,040 square feet, cabana of approximately 600 square feet, and pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 0.94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 1/08/07 and 2/12/07) (Charles Collins appeared)

ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant final approval of 06BAR-00000-00305.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Edwards, and carried by a vote of 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, May 21 , 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:32 P.M.