



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of May 23, 2005

Marsha Zilles		Santa Barbara County
Michele Michaelson		Montecito Community Hall & Library
Raymond Ketzal		1469 East Valley Road
Donald Nulty	Vice Chair	Santa Barbara, California 93108
Anthony Spann	- Chair	(805) 568-2000
Sam Maphis		
Peter Edwards		
Kim Yanagihara	- MBAR Secretary	
Julie Harris	- Planner III	

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:00 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketzal
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Kim Yanagihara - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: Don Nulty

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 9+

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Ketzal moved, seconded by Edwards and carried by a vote of 5 to 0 to adopt change to the agenda. (Nulty and Maphis absent)

Item No. 7 – Prenatt continued to July 11, 2005.

Item No. 8 – Tolan continued to June 6, 2005.

Item No. 13 – Ferguson withdrawn.

III. MINUTES: Michaelson moved, seconded by Zilles and carried by a vote of 5 to 0 to approve the Minutes of May 9, 2005. (Nulty and Maphis absent)

**C-1. 05BAR-00000-00039 Cusack Guest House/Garage 2244 Camino Del Rosario
05LUP-00000-00310 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Tai Yeh, architect for the owner, Tom Cusack, to consider Case No. 05BAR-00000-00039 for **final on consent of a new detached garage each and guest house each of approximately 600 square feet.** The following structures currently exist on the parcel: 5,000 square foot single family dwelling and 600 square foot detached garage. The proposed project will

require approximately 280 cubic yards of cut and no fill. The property is a 2.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-053, located at **2244 Camino Del Rosario** in the Montecito area, First Supervisorial District. (Continued from 3/14/05) (Tai Yeh appeared)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 5 to 0 to grant final on consent of 05BAR-00000-00039. (Nulty and Maphis absent)

C-2. 05BAR-00000-00095 Bookout Enclosed Sun Room 1521 East Valley Road
05LUP-00000-00376 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Neal Silverman, agent for the owners, Margaret Bookout, to consider Case No. 05BAR-00000-00095 for **final on consent of an enclosed sun room of approximately 278 square feet**. Approximately 74 square feet of open deck will remain. The following structures currently exist on the parcel: duplexes of approximately 1,600 square feet. The property is a 2,200 square foot parcel zoned 6-R-2 and shown as Assessor's Parcel Number 007-570-004, located at **1521 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 4/25/05) (Neal Silverman appeared)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 5 to 0 to grant final on consent of 05BAR-00000-00095. (Nulty and Maphis absent)

C-3. 05BAR-00000-00089 Kern Single Family Dwelling Addition 505 El Bosque Road
05LUP-00000-00537 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Beth Brown, agent for the owners, Dale Kern, to consider Case No. 05BAR-00000-00089 for **preliminary/final on consent of an attached patio enclosure of approximately 392 square feet**. The following structures currently exist on the parcel: residence of approximately 1,844 square feet. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-011, located at **505 El Bosque Road** in the Montecito area, First Supervisorial District. (Continued from 4/25/05) (Beth Brown appeared)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 5 to 0 to grant preliminary/final on consent of 05BAR-00000-00089. (Nulty and Maphis absent)

C-4. Hudson Single Family Dwelling Addition and Remodel
04BAR-00000-00334 1135 East Mountain Drive
05LUP-00000-00073 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Arketype Architects, architects for the owners, Mark and Lynn Hudson, to consider Case No. 04BAR-00000-00334 for **preliminary/final on consent of an addition of approximately 319 square feet to the first floor and a second story addition of approximately 1,540 square feet, proposed total approximately 4,724 square feet**. The following structures currently exist on the parcel: single family residence of approximately 2,865 square feet, storage shed of approximately 861 square feet and as built carport of approximately 572 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-032, located at **1135 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05, 2/7/05, 2/28/05 and 5/9/05) (David Ferren appeared)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 5 to 0 to grant preliminary/final on consent of 04BAR-00000-00334. (Nulty and Maphis absent)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

Chair reported on Lund project at 98 Olive Mill Road: the house is taller than approved because of extra grading and a retaining wall. Compliance staff is working on this. Typically, grading changes do not come back to MBAR but this will. Two mature eucs were also removed; a revised landscape plan may be reviewed.

VI. STAFF UPDATE: None

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:10 P. M.

FINAL APPROVAL

1. 04BAR-00000-00345 Mankowitz New Residence & Garages 1984 Inverness Lane
04LUP-00000-01325 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Roy Mankowitz, to consider Case No. 04BAR-00000-00345 for **final approval of a new residence of approximately 4,422 square feet and attached garages of approximately 900 square feet.** The following structure currently exist on the parcel: single family residence of approximately 3,178 square feet to be demolished. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 1.23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-026, located at **1984 Inverness Lane** in the Montecito area, First Supervisorial District. (Continued from 1/24/05 and 4/11/05) (Sophie Calvin appeared)

ACTION: Edwards moved, seconded by Ketzal and carried by a vote of 5 to 0 to grant final approval of 04BAR-00000-00345. (Nulty and Maphis absent)

2. 05BAR-00000-00012 Rice Addition 121 Olive Mill Lane
05CDP-00000-00003 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Arthur Rice, to consider Case No. 05BAR-00000-00012 for **final approval of a 844 square foot addition to a single family dwelling.** The following structures currently exist on the parcel: residence of approximately 4,026 square feet, guest house of 800 square feet and tennis cabana of approximately 189 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-029, located at **121 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/05 and 4/25/05) (Robert Senn appeared)

ACTION: Zilles moved, seconded by Ketzal and carried by a vote of 5 to 0 to grant final approval of 05BAR-00000-00012. (Nulty and Maphis absent)

Comments:

- No impact on front elevation on the neighbors' side
- Single-story addition is placed in back
- Substantial landscaping will screen

Morouse Single Family Dwelling

3. 05BAR-00000-00009 Demo/Rebuild 851 Buena Vista Road
05LUP-00000-00057 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **final approval of a new 7,648 square foot single family residence, 800 square foot cabana, 200 square foot gardener's shed, two 800 square foot garages and a 800 square foot guest house.** The following structures currently exist on the parcel: existing house of 938 square feet and existing accessory structure of 1,631 square feet to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and approximately 1,200 cubic yards of fill. The proposed project is shown as Assessor Parcel Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First Supervisorial District. (Continued from 3/14/05 and 5/9/05) (Robert Foley, Akiko Wade, Grant Castleberg appeared)

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 6 to 0 to grant final approval of 05BAR-00000-00009. (Nulty absent)

PRELIMINARY APPROVAL

**Schwartz Residential Addition,
Guesthouse and Garage**

4. 04BAR-00000-00008 1727 Fernald Point Lane
04CDH-00000-00007 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Mark and Lynda Schwartz, to consider Case No. 04BAR-00000-00008 for **preliminary/final approval of a addition of approximately 6,400 square feet to a relocated single family residence of approximately 1,400 square feet and new attached garage of approximately 800 square feet and relocation of existing guesthouse /storage building of approximately 715 square feet.** The following structures currently exist on the parcel: "historic" residence of approximately 2,200 square feet, guest house/storage building of approximately 715 square feet and carport of approximately 600 square feet. The proposed project will require 230 cubic yards of cut and approximately 1,140 cubic yards of fill. The property is a 1.51 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-003, located at **1727 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 1/26/04) (Robert Foley, Jennifer Foster and Akiko Wade appeared)

ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 6 to 0 to grant preliminary and final approval of 04BAR-00000-00008. (Nulty absent)

Condition:

- One light only—a single light on door # 139—will be allowed on the portion of the structure within the 50-foot creek setback

5. 05BAR-00000-00079 Patrick Single Family Dwelling Addition 258 Hot Springs Road
05LUP-00000-00389 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Ray Ketzal, architect for the owners, Charles Patrick, to consider Case No. 05BAR-00000-00079 for **preliminary/final approval of a addition of approximately 1,111 square feet, new carport of approximately 324 square feet and storage shed of approximately 240 square feet.** The following structures currently exist on the parcel: residence of approximately 3,348 square feet, garage of approximately 567 square feet (to be removed), pool cabana of approximately 451 square feet and green house of approximate 72 square feet (to be removed). The proposed project will require approximately 150 cubic yards of cut and approximately 0 cubic yards of fill. The property is a .89 acre parcel zoned 2-E-1 and shown as Assessor's

Parcel Number 009-103-108, located at **258 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 4/11/05) (Douglas Beard appeared)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 6 to 0 to grant preliminary and final approval of 05BAR-00000-00079. (Ketzal abstained/Nulty absent)

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| 6. | Price Demolition/New Residence
& Art Studio | 1212 East Valley Road |
| | 05LUP-00000-0425 (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A |

Request of Neville H. Price, architect/owners, to consider Case No. 05BAR-00000-00098 for **preliminary/final approval of demolition of a residence and carport and the construction of a new residence of approximately 3,620 square feet, art studio of approximately 560 square feet and garage of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet and carport of approximately 400 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 1.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-022, located at **1212 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 4/25/05) (Neville Price appeared)

ACTION: Maphis moved, seconded by Ketzal and carried by a vote of 6 to 0 to grant preliminary approval of 05BAR-00000-00098. (Nulty absent)

Conditions:

- Put wall detail on plan to show that the footing will not impact oaks
- Bring landscape plan details
- Landscape lighting must be shown

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| 7. | Prenatt Addition & Remodel | 135 Santo Tomas |
| | 04CDP-00000-000154 (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A |

Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **preliminary approval of a addition and remodel of approximately 347 square feet to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 3,086 square feet and garage/storage of approximately 426 square feet. The proposed project will not require grading. The property is a 0.38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-241-008, located at **135 Santo Thomas** in the Montecito area, First Supervisorial District. (Continued from 12/6/04 and 1/24/05)

ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 5 to 0 to continue to July 11, 2005. (Maphis and Nulty absent)

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| 8. | Tolan Single Family Dwelling Addition | 1153 High Road |
| | 05CDP-00000-00009 (Richard Kentro, Planner 568-3509) | Ridgeline: N/A |

Request of William Cooper, architect for the owners, Peter and Leslie Tolan, to consider Case No. 05BAR-00000-00020 for **preliminary approval for an addition to a single family residence of approximately 970 square feet.** The following structures currently exist on the parcel: residence of approximately 1,680 square feet with an attached garage of approximately 230 square feet. The proposed project will not require grading. The property is a 0.21 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-007, located at **1153**

High Road in the Montecito area, First Supervisorial District. (Continued from 2/28/05, 4/11/05 and 5/9/05)

ACTION: Ketzler moved, seconded by Edwards and carried by a vote of 5 to 0 to continue to June 6, 2005. (Maphis and Nulty absent)

<p style="text-align: center;">The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P. M.</p>

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| 9. | Gutterman Single Family Dwelling
Demolition/Rebuild | 440 Camphor Place |
| | 05BAR-00000-00091 | Ridgeline: N/A |
| | 05LUP-00000-00365 (Alan Hanson, Planner 568-2854) | |

Request of Sophie Calvin, architect for the owners, Mr. & Mrs. Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for **preliminary approval for a demolition to an existing residence, shed and greenhouse and construction of a new single story residence of approximately 2,842 square feet and a new deck of approximately 508 square feet. An existing attached garage of 361 square feet would be retained.** The following structures currently exist on the parcel: single family residence of approximately 1,086 square feet with an attached garage, a greenhouse of approximately 108 square feet, and shed of approximately 169 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 105 cubic yards of fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-019, located at **440 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 4/25/05 and 5/9/05) (Sophie Calvin appeared)

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 6 to 0 to grant preliminary approval of 05BAR-00000-00091. (Nulty absent)

Comment:

- Landscaping looks fine

CONCEPTUAL REVIEW

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| 10. | Spiva Addition and Garage | 768 Ayala Lane |
| | 05BAR-00000-00029 | Ridgeline: N/A |
| | 05LUP-00000-00547 (Lisa Martin, Planner 568-2032) | |

Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for **further conceptual review of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet.** The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Continued from 3/14/05) (Jyl Ratkevich appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Nulty absent)

Public Comments:

James Hartle, neighbor at 802 Ayala: Pleased that the guest house will be demolished. Still concerned about size, and how the new structure will connect to the existing. Concerned that new structure will be used as a separate dwelling. Met w/ architect and wants an agreement that existing screening will be preserved. Wants story poles before approval.

Steve Arizenstat, neighbor at 730 Ayala Lane, and Brian Cearnal, Arizenstat's architect: Want story poles. Contend that it would be a 3 story structure, not a basement. Ask for consideration of neighbors: this would interrupt views and privacy and look into our home. Service driveway could be moved and a landscape strip added to give more screening. Detailing should be very refined- we ask the MBAR to pay attention to detailing.

Comments:

- Planner must determine if this is a basement or not, per building code formula. If not a basement, cannot allow a 3 story structure.
- Think the south end could be reconfigured to make a basement
- Strongly suggest story poles and a MBAR site visit
- Screening could be added to give more privacy
- Need landscape plan
- Move service driveway further away from south property line.
- Some concerns with architecture, but will address after story poles.

11. 05BAR-00000-00111 Rice Addition and Cabana 266 Santa Rosa Lane
05LUP-00000-00488 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Eddie Villaruz, architect for the owners, Tom and Christine Rice to consider Case No. 05BAR-00000-00111 for **conceptual review of a two car garage addition of approximately 610 square feet, first floor addition of 125 square feet, second floor addition of 625 square feet and a new detached pool cabana of 260 square feet.** The following structures currently exist on the parcel: residence of approximately 3,610 square feet and carport of approximately 400 square feet. The property is a .1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-050, located at **266 Santa Rosa Lane** in the Montecito area, First Supervisorial District.
(Jyl Ratkevich appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Nulty absent)

Note: Scope of project has changed: now a cabana only is proposed

Public Comments:

Michele Michaelson, neighbor: did not get noticed on this.

Rick Drewery, adjacent neighbor: Concerned with loss of privacy. They have taken out trees on the property line and trimmed remaining trees. Two-story addition does appear to be in progress. Lots of dirt being moved- will any screening be planted? Concerned about additional square footage. Would like to see story poles. The copper roof looks huge.

Comments:

- Would like Compliance staff to check.
- Want planner to do site visit and figure out scope of work.
- Want to see landscape plan to show screening.
- Want more photos.

- Adjust site plan to show true relation of cabana to the house.
- Work with planner on when to return.

12. 05BAR-00000-00115 Barrack Single Family Dwelling Addition 288 Hot Springs Road
05LUP-00000-00506 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Thomas J. Barrack, Jr., to consider Case No. 05BAR-00000-00115 for **conceptual review of additions to the first and second floor of approximately 2,468 square feet and a trellis terrace of approximately 1,550 square feet.** The following structures currently exist on the parcel: residence of approximately 5,481 square feet, garage of approximately 1,334 square feet, guest house of approximately 774 square feet and service area of approximately 100 square feet. The property is a 3.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-130-037, located at **288 Hot Springs Road** in the Montecito area, First Supervisorial District. (Robert Foley appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Nulty absent)

Public Comment:

Wayne McCall: Concerns are construction activity and street traffic. They should not barricade their side of the street during construction.

Comments:

- Can support project to return for Prelim/ Final on consent
- Should update site vicinity map for accuracy.
- Include standard condition to not allow construction parking on the street.

13. 05BAR-00000-00121 Ferguson Remodel/Trellis and Deck 1010 Hot Springs Road
(No Planner Assigned) Ridgeline: N/A

Request of Bernard Austin, architect for the owners, Donald Ferguson, to consider Case No. 05BAR-00000-00121 for **conceptual review of a residential interior remodel including new exterior staircase at main entrance, trellis, decks and landscape improvements. No additional square footage is being proposed.** The following structures currently exist on the parcel: residence of approximately 7,132 square feet and guest house of approximately 800 square feet. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-033, located at **1010 Hot Springs Road** in the Montecito area, First Supervisorial District.

ACTION: Ketznel moved, seconded Edwards and carried by a vote of 5 to 0 to withdrawal project. (Maphis and Nulty absent)

14. 05BAR-00000-00126 Requist Accessory Building 62 Canon View Road
(No Planner Assigned) Ridgeline: N/A

Request of Bryan Pollard, architect for the owners, Phil and Lena Requist, to consider Case No. 05BAR-00000-00126 for **conceptual review of an accessory building of approximately 800 square feet.** The following structure currently exist on the parcel: single family residence of approximately 3,001 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 2 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-164-012, located at **62 Canon View Road** in the Montecito area, First Supervisorial District. (Bryan Pollard and Lena Requist appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Nulty absent)

Public Comments:

Martha Helkey, neighbor downslope: Concerned about impact on view and privacy, concerned about size. It could easily be converted into another living unit, which would be out of character for the area. Also concerned about steepness- the area is prone to slides. Concerned about parking.

Noel Greenwood, neighbor w/ house directly below: This would be in clear view of his deck. Worried about size and siting. Looks very close to Sycamore Vista Road. Concerned about slide issues. Small concern about future conversion to housing.

Comment:

- Need an accurate site survey.
- If slope is over 30%, cannot be approved.
- Concerned about size- prefer smaller building.
- Will probably not work with the new height calc methodology.
- Would prefer a darker, more natural color.

15. 05BAR-00000-00106 Shuman Garage 980 Hot Springs Road
05LUP-00000-00448 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Alfred Shuman, to consider Case No. 05BAR-00000-00106 for **conceptual review of a new detached garage of approximately 600 square feet.** The following structure currently exist on the parcel: 1 main residence of approximately 822 square feet. The proposed project will require approximately 40 cubic yards of cut and will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-011, located at **980 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/9/05) (Elizabeth Sorgman appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Nulty absent)

Comments:

- Can go for prelim/ final on consent

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Edwards, and carried by a vote of 6 to 0 (Nulty absent) that the meeting was adjourned until 3:00 P.M. on Monday, June 6, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 5:40 P.M.