



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 5, 2007**

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 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 3:00 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketzel
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
David Villalobos - MBAR Secretary
Michelle Gibbs - Planner III

COMMITTEE MEMBERS ABSENT: Marsha Zilles, Peter Edwards

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 22

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

Item No. 1 – Slater SFD & Cabana (06BAR-00000-000083) – Continued to the hearing of February 26, 2007.

Maphis moved, seconded by Michaelson and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to adopt the following change to the agenda:

Item No. 9 – Hestrin Wall (07BAR-00000-00015) – Continued to the hearing of March 12, 2007.

III. MINUTES: Michaelson moved, seconded by Ketzel and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to approve the Minutes of January 22, 2007.

IV. MONTECITO CONSENT AGENDA:

C-1. 06BAR-00000-00146 **Freimuth/Edwards Entry** **404 & 405 Court Place**
Gates/Columns/Walls **at Santa Rosa Lane**
06CUP-00000-00033 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Jane Freimuth and Ron and Betsy Edwards, to consider Case No. 06BAR-00000-00146 for **final approval on consent of a replacement Court Place entry gate 20 feet wide and 7 feet 6 inches tall, new pedestrian gate 3 feet wide and 6 feet, 6 inches tall, columns 8 feet 6 inches in height, and walls up to 6 feet, 6 inches in height.** The following structures currently exist on the two parcels: two entry gates 12 feet in width and 6 feet tall with columns 7 feet in height. The proposed project will require no grading. The two properties total 2.02 acres, are zoned 2-E-1, and are shown as Assessor's Parcel Numbers 007-450-001 and -008, located at **404 and 405 Court Place at Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 7/24/06, 8/21/06, 10/9/06, and 12/18/06)

ACTION: Michaelson moved, seconded by Ketzler and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to grant final approval on consent of 06BAR-00000-00146.

C-2. 06BAR-00000-00246 **Eltinge Garage** **605 Juan Crespi Lane**
06LUP-00000-00886 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Victor Schumacher, architect for the owners, Andrea Eltinge and Dana Newquist, to consider Case No. 06BAR-00000-00246 for **final approval on consent of an attached garage of approximately 400 square feet connected with a vestibule of approximately 40 square feet.** The following structures currently exist on the parcel: residence of approximately 4,493 square feet with attached garage of approximately 763 square feet. The proposed project will not require grading. The property is a 41,000 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-038, located at **605 Juan Crespi Lane** in the Montecito area, First Supervisorial District. (Continued from 10/17/06 and 12/11/06)

ACTION: Michaelson moved, seconded by Ketzler and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to grant final approval on consent of 06BAR-00000-00246.

C-3. 06BAR-00000-00075 **Kirkhart-Casey Single Family Dwelling** **1426 Greenworth Place**
Addition and Renovation/Remodel **1426 Greenworth Place**
06CDP-00000-00057 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Mark Kirkhart, agent for the owners, Mary Casey and Mark Kirkhart, to consider Case No. 06BAR-00000-00075 for **final approval on consent of a renovation/remodel to existing residence, including conversion of approximately 397 square feet of existing garage area, approximately 76 square feet of existing porch area, and approximately 120 square feet of existing deck area to habitable space, as well as an addition of approximately 152 square feet to existing residence and new attached 2-car garage of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,427 square feet square feet with attached garage of approximately 397 square feet. The proposed project will require approximately 292 cubic yards of cut, approximately 15 cubic yards of fill, and approximately 277 cubic yards of export. The property is a 0.37 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-190-003, located at **1426 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/24/06, 8/07/06, and 1/22/07)

ACTION: Michaelson moved, seconded by Ketzal and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to grant final approval on consent of 06BAR-00000-00075.

CONDITION:

- Limit tree lighting to 5 trees plus the Aloes.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: None

STANDARD AGENDA:

FINAL APPROVAL

- 1. 06BAR-00000-00083 Slater Single Family Dwelling & Cabana 303 Meadowbrook Drive
06LUP-00000-00934 (Selena Buoni, Planner 568-2910) Ridgeline: Urban**

Request of Dawn Sherry, agent/architect for the owners, Scott and Margaret Slater, to consider Case No. 06BAR-00000-00083 for **final approval of a new two-story residence of approximately 4,885 square feet (net), with an 800 square foot (net) attached garage and a 600 square foot (net) attached pool cabana below the garage. The applicant is requesting a height exemption to the Hillside/Ridgeline guidelines (urban) to allow for a portion of the residence to exceed 25 feet in height (up to approximately 30 feet, 6 inches).** The lot is currently vacant. The proposed project will require approximately 331 cubic yards of cut and approximately 50 cubic yards of fill, and no trees are proposed to be removed. The property is a 1.37 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-012, located at 303 Meadowbrook Drive in the Montecito area, First Supervisorial District. (Continued from 5/08/06 and 12/11/06)

ACTION: Ketzal moved, seconded by Michaleosn and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to continue 06BAR-00000-00083 to the MBAR meeting of February 26, 2007. See Agenda Status Report.

PRELIMINARY APPROVAL

- 2. 06BAR-00000-00288 Schaeman Garage Conversion, New Garage, Fireplace, Fountain, BBQ 1445 E. Mountain Drive
07LUP-00000-00007 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Richard Redmond, architect for the owners, Michael and Jessica Schaeman, to consider Case No. 06BAR-00000-00288 for **preliminary approval of a conversion of existing garage to two bedrooms and two bathrooms, new detached 3-car garage of approximately 785 net square feet, and new outdoor fireplace, barbeque, and fountain.** The following structures currently exist on the parcel: residence of approximately 4,498 net square feet with attached garage of approximately 697 net square feet. The proposed project will require approximately 32 cubic yards of cut and approximately 32 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-029, located at **1445 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/11/06) (Rick Redmond appeared)

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 5 to 0 (Edwards, Zilles absent) to grant preliminary approval of 06BAR-00000-00288. Applicant to return for final on consent.

MBAR COMMENT:

- Design looks good.

3. **06BAR-00000-00273** **Freston Single Family Dwelling Addition/Remodel** **2300 Bella Vista Drive**
06LUP-00000-01115 (Lisa Martin, Planner 568-2032) Ridgeline: Rural

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, to consider Case No. 06BAR-00000-00273 for **preliminary approval of a renovation and remodel to the existing single-family dwelling and guesthouse, including a 293 square foot addition to the main residence, new native planting restoration for landslide mitigation and minor terracing with new low stone walls.** The following structures currently exist on the parcel: residence of approximately 7,389 square feet with attached garage of approximately 658 square feet, and structure of approximately 2,500 square feet, which includes a guest house (above) of approximately 800 square feet and garage/storage (below) of approximately 1,700 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 11/27/06) (Cynthia Carlson, Stacy Isaac appeared)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 5 to 0 (Edwards, Zilles absent) to grant preliminary approval of 06BAR-00000-00273. Applicant to return for final on consent.

MBAR COMMENTS:

- Restudy the proposed downlighting in the trees; must minimize illumination of hillside.
- Bring more details on landscaping, including the proposed sizes of plants proposed.

4. **06BAR-00000-00212** **Brownell Demolition/Rebuild Single Family Dwelling and New Playhouse** **618 Orchard Avenue**
06LUP-00000-01007 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Dale S. Pekarek, agent for the owner, Peter S. Brownell, to consider Case No. 06BAR-00000-00212 for **preliminary approval of a new two-story residence of approximately 2,191 square feet with attached 2-car garage of approximately 335 square feet, and new playhouse accessory structure of approximately 218 square feet.** The following structure currently exists on the parcel: unpermitted residence of approximately 850 square feet (to be demolished). The proposed project will not require grading. The property is a 0.17 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-162-020, located at **618 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/25/06, 12/11/06, and 1/08/07) (Dale S. Pekarek, Peter and Annabelle Brownell appeared)

ACTION: Spann moved, seconded by Maphis and failed by a vote of 2 to 3 (Ketzell, Michaelson, Nulty no; Edwards, Zilles absent) to grant preliminary approval of 06BAR-00000-00212.

ACTION: Spann moved, seconded by Maphis and carried by a vote of 5 to 0 (Edwards, Zilles absent) to continue 06BAR-00000-00212 to the MBAR meeting of February 26, 2007.

MBAR COMMENTS:

- Colors and materials ok, except roofing should not have too much reflectivity nor a glossy sheen.
- Left side of the second story to be broken up and set back two to three feet.
- Overall size, bulk, and scale of the second story too large. Reduce the plate height on the left side wall (i.e., to 7 feet).
- Appreciate the owner's efforts to work with the neighbors to address their concerns.

5. **Gibbons Accessory Structure, Cabana, Wine Room, and Residential Remodel** **1136 Glenview Road**
05BAR-00000-00313
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavonian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **preliminary approval of a new attached accessory structure of approximately 566 square feet, pool cabana of approximately 568 square feet, and wine room of approximately 100 square feet. The project also includes a new main residence terrace of approximately 471 square feet, alteration to existing main residence master bath and new retaining walls.** The following structure currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require approximately 402 cubic yards of cut and no fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 11/27/06, and 1/08/07) (Peter Kavonian, Derek Westen appeared)

ACTION: Michaelson moved, seconded by Ketzell and carried by a vote of 5 to 0 (Edwards, Zilles absent) to continue 06BAR-00000-00313 to the MBAR meeting of February 26, 2007.

MBAR COMMENTS:

- Formal site visit requested for February 26, 2007 meeting.
- Concerned with the overall massing in the location of the proposed guesthouse. Concerned with height of retaining walls necessary to build the guesthouse; there is an opportunity to reduce the heights further.
- Concerned with the *Ficus* hedge along the southern property line – this species can grow up to 40 feet high. Work with the neighbors to select different landscaping along this property line.
- Bring landscape plan to Homeowner's Association for review.
- Reduce the height of the lower accessory structure and reduce the plate height on the second story of the pool cabana.
- Upper terrace adds to the cumulative effect of development on the site.
- Planner should explore the relationship between the pool and pool cabana to ensure that development standards are met. The relationship between the two should be stronger.

PUBLIC COMMENT:

- **Victoria Greene (on behalf of Dr. and Mrs. Novick) (see letter also):** Concerns are the same as the last MBAR meeting. The pool with its tall wall needed MBAR review. Have floor plans of the accessory structure changed? Cabana may not meet development standards. Cabanas are not supposed to be living spaces – planner should double check the proposed bedroom in the floor plans with the development standards. For this project, please consider the total scale of development already on the site. The existing development is already out of scale with the neighborhood and the proposed project involves paving a good amount of the property. The Novaks are very concerned with the existing *Ficus* hedge along the southern property line that blocks their ocean views. The

Novaks request softer landscaping instead of the *Ficus* that does not grow beyond 15 feet in height.

- **Duke McPherson:** Reviewed the *Ficus* hedge along the southern property line. The hedge currently blocks the views of the Novaks and can easily be trimmed between 2 to 4 feet to match the slope in the existing topography.
- **Peter Novick:** Requests that the MBAR make a site visit. Continues to have concerns with the size of the pool and the *Ficus* hedge that blocks his ocean views. Proposed balcony expansion would affect views of six neighbors.

CONCEPTUAL REVIEW

6.	04BAR-00000-00306	Wordell Single Family Dwelling,	2280 Bella Vista Drive
		Atrium, Decks, and Terraces	
	06LUP-00000-00816 (Holly Bradbury, Planner, 5683577)		Ridgeline: Rural

Request of Peter Kavoian, architect for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **further conceptual review of a new single family residence of approximately 4,827 square feet with attached garage of approximately 819 square feet, atrium of approximately 518 square feet, and decks and terraces of 2,006 square feet.** The following structures currently exist on the parcel: a guest house of approximately 800 square feet. Grading would include 213 cubic yards of cut and 331 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at **2280 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 12/06/04) (Peter Kavoian, Kelsey Ferguson appeared)

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

MBAR COMMENTS:

- **Architects should review the videotape of the Montecito Planning Commission's hearing on a similar project, where the project was denied (a copy of the CD was given to the architect).**
- **Spanish style is too much for this house.**
- **Double check with the Fire Department on their fire turnaround requirements.**
- **Consider pushing the house back.**
- **Center courtyard should be removed; it adds to the mass of the building on this constrained site.**
- **Story poles will be needed.**

7.	07BAR-00000-00005	Symington Single Family	1387 School House Road
		Dwelling Addition	
	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 **conceptual review and preliminary/final approval of an interior remodel of the entire 3,344 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. (Adele Goggia appeared)

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 4 to 0 to 1 (Spann recused; Edwards, Zilles absent) to grant preliminary approval of 06BAR-00000-00005. Applicant to return for final.

MBAR COMMENTS:

- Nice project.
- Please bring larger site plans with topo lines. Also bring drainage plans, landscape plans, and details on proposed site lighting.
- Add landscaping to soften the wall along the driveway to the house.

PUBLIC COMMENT:

- **Joe Atwill:** Will there be sound insulation on the pool equipment room? After further discussion of the proposed insulation, his concerns were alleviated.
- **Elisa Atwill:** Thinks it's a great project. Could be flooding issues with the drainage that runs across the property by the cabana.

8. 07BAR-00000-00011 Donahoo Single Family Dwelling 257 Cloydon Drive
07MOD-00000-00002 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of Brett Ettinger, architect for the owner, Brian Donahoo, to consider Case No. 07BAR-00000-00011 for **conceptual review and preliminary approval of an addition of approximately 340 square feet to existing residence, conversion of existing carport to an attached 2-car garage of approximately 342 square feet, and a modification for encroachment of the proposed garage 11 feet into the front yard setback.** The following structures currently exist on the parcel: residence of approximately 1,246 square feet and carport of approximately 175 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-132-026, located at **257 Cloydon Drive** in the Montecito area, First Supervisorial District. (Brett Ettinger appeared)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 5 to 0 (Edwards, Zilles absent) to grant preliminary approval of 06BAR-00000-00083. Applicant to return for final.

MBAR COMMENTS:

- **Approved Preliminary and findings for a Modification made pursuant to Section 35.472.110.E of the Inland Montecito Land Use & Development Code given that the proposed modification is minor in nature and will result in better architectural design.**
- **Please bring landscape plans next time; some improvements could be made to the front yard.**

9. 07BAR-00000-00015 Hestrin Wall 1278 and 1280 Spring Road
07CUP-00000-00004 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Mark Hestrin, owner, to consider Case No. 07BAR-00000-00015 for **conceptual review of a landscape wall 12 feet in height.** The following structures currently exist on the parcel: duplex of approximately 4,997 square feet and 8-foot sound wall. The proposed project will not require grading. The property is a 0.46-acre parcel zoned 7-R-2 and shown as

Assessor's Parcel Numbers 009-610-004 and -005, located at **1278 and 1280 Spring Road** in the Montecito area, First Supervisorial District.

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 4 to 0 (Nulty, Edwards, Zilles absent) to continue 07BAR-00000-00015 to the MBAR meeting of March 12, 2007. See Agenda Status Report

10. 07BAR-00000-00012 Melillo Decorative Wall and Parapet 184 Middle Road
07CDP-00000-00005 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter W. Hunt, architect for the owner, James Melillo, to consider Case No. 07BAR-00000-00012 for **conceptual review of a fence 10 feet 10 inches in height and the addition of a new parapet to existing accessory building.** The following structures currently exist on the parcel: residence of approximately 6,041 square feet with detached garage of approximately 864 square feet, accessory building of approximately 1,875 square feet, and shed of approximately 180 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-062, located at **184 Middle Road** in the Montecito area, First Supervisorial District. (Peter Hunt, Jim Melillo appeared)

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

MBAR COMMENT:

- **MBAR supports and appreciates the project.**

11. 06BAR-00000-00294 Nigro Demo/New Single Family Residence, 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 **further conceptual review and preliminary approval of a new 2-story residence of approximately 7,724 square feet with attached 3-car garage of approximately 780 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) (Sophie Calvi, Jeff Giardi, James Nigro appeared)

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

MBAR COMMENTS:

- **Proposed project is still too much over the FAR; reduce square footage.**
- **MBAR can support a square footage that is 7% over the FAR for this site given the existing screening and topography, but no more.**
- **Attic, as proposed, needs to count towards FAR. Could eliminate the stairs to the attic and reduce its height by 1/2 to 1/3 to make it more of a real attic in order to eliminate it from the FAR calculation.**

- Liked second story windows that were on the previous plans during the last MBAR meeting.

Moya Single Family

12. **07BAR-00000-00013 Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane**
(no planner assigned) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **conceptual review of an addition of approximately 711 square feet and remodel of approximately 1,609 square feet to existing residence, enclosure of existing carport, new exterior loggias of approximately 265 square feet, and demolition of approximately 49 square feet of existing carport and chimney.** The following structures currently exist on the parcel: residence of approximately 1,617 square feet with attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at **145 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Jeff Shelton appeared)

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

MBAR COMMENTS:

- **Suggest more terra cotta color to match other houses in the neighborhood.**
- **Install two story poles to show the height of the roofline of the second story addition on the south elevation.**
- **Pop second story out on the west elevation.**
- **Add a buffer to soften the outer edge of the proposed new wall.**
- **Bring a more detailed site plan next time.**
- **Return for preliminary and keep the neighbors posted on the project.**

PUBLIC COMMENT:

- **Jim Boyce:** Concerns with drainage off the site and privacy. Concerns with potential removal of the hedge near his property as they use this corner. Concerns with hours of construction. He has an elderly tenant and requests that hours of construction be restricted to between 8 am and 4 pm. The size of the house looks ok.
- **Leslie Meadowcroft:** Originally concerned that the foundation of the proposed new house would encroach on her property, however, is ok now that she sees that the footprint of the house will not change from the existing.
- **Sally Kinsell:** Primary concerns with drainage. A little concerned with the size of the house, but is ok with it.
- **Louis Rezzonico:** Concerns with drainage (water drains off the Polo Field toward the house and neighbors).
- **Kathleen Rezzonico:** Wants to ensure hillside would not be affected near her house. Requests a story pole to indicate max. height.
- **Neighbors were asked if they object to the style of the addition. No neighbors object to the proposed style.**

13. **06BAR-00000-00303 Schweitzer Playroom and Reading Loft 1579 San Leandro Lane**
(no planner assigned) Ridgeline: N/A

Request of Raymond Appleton, agent for the trustee, Jennifer Schweitzer Brickman, to consider Case No. 06BAR-00000-00303 for **conceptual review of a 1st floor playroom addition of approximately 887 square feet with 2nd floor reading loft of approximately 234 square feet to**

existing residence, and new stairs, landings, and walkway. The following structures currently exist on the parcel: residence of approximately 3,612 square feet with detached garage/workshop of approximately 451 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-321-004, located at **1579 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 01/08/07) (Ray Appleton, Mr. and Mrs. Brightman appeared)

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

MBAR COMMENTS:

- **House is already over the FAR for the site. Proposed addition would bring the house 1,400 square feet over the FAR. Try to make more efficient use of space to keep the house near the FAR. For example, look at eliminating the loft.**
- **Conduct a study of house sizes along San Leandro Lane and Miramar and bring to next MBAR meeting.**
- **Add more definition on the south elevation.**
- **Submit an application for a Coastal Development Permit prior to returning to MBAR.**
- **Please install story poles and bring preliminary landscape plans for the next MBAR. Ensure that comments on the square footage and FAR are addressed prior to installing story poles.**

PUBLIC COMMENT:

- **Christine Dora:** Requests story poles.
- **Harlene Schwartz:** Concerned with the bulk of the addition. Requests story poles and landscape plans. Does not want to see skylights.
- **Robert Kupiel:** Wants to see the landscape plans and story poles. Wants materials to match existing.
- **Dr. and Mrs. John Gaddis:** Concerned with the height of the addition. Wants to see story poles and the landscape plans.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Maphis, and carried by a vote of 4 to 0 (Michaelson, Edwards, Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 12, 2007 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 6:37 P.M.