



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of February 11, 2008**

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

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzal	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

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The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:03 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Anthony Spann	- Chair
Marsha Zilles	
Michele Michaelson	
Raymond Ketzal	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
June Pujo	- Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

**STAFF PRESENT:**

Errin Briggs, Planner, Development Review South  
Eric Gage, Planner, Development Review South  
Lisa Hosale, Planner, Development Review South  
Seth Shank, Planner, Development Review South

**REPORTERS:** One.

**NUMBER OF INTERESTED PERSONS:** Approximately 22.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Zilles moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis and Michaelson absent) to adopt the following changes to the agenda:

**Item No. 6 – Schnell SFD Demo/Rebuild (07BAR-00000-00289) – Applicant requests continuance to future hearing.**

- III. **MINUTES:** Zilles moved, seconded by Nulty and carried by a vote of 7-0 to approve the MBAR Minutes of January 28, 2008 with revisions.
- IV. **MBAR MEMBERS INFORMATIONAL BRIEFINGS:** MBAR requested clarification on the notification process regarding project story poles.
- V. **STAFF UPDATE:** June Pujo provided a brief outline on the pending ordinance change that requires development plans in the RMZ zone district. Pujo distributed a draft copy of the proposed amendment language and also reported that it will be moving forward to the County Board of Supervisors; it is tentatively scheduled for the April 15, 2008 hearing.

Pujo also announced that Peter Imhoff will be attending the MBAR hearings on March 24 and April 7, 2008 in Pujo's absence.

**STANDARD AGENDA:**

**FINAL APPROVAL**

- |    |                        |                                 |
|----|------------------------|---------------------------------|
| 1. | <b>Hock Roof Pitch</b> |                                 |
|    | <b>Ext Alterations</b> | <b>1254 East Valley Road</b>    |
|    | 07BAR-00000-00281      | Ridgeline: N/A                  |
|    | 07LUP-00001-00721      | (Lisa Martin, Planner 568-2032) |

Request of Tai Yeh, architect for the owner, Gary Hock, to consider Case No. 07BAR-00000-000281 for **revised final approval of changes to the approved color scheme.** The following structures currently exist on the parcel: residence of approximately 2,587 square feet with an attached garage of approximately 366 square feet. The proposed project will not require grading. The property is a 0.7 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-021, located at **1254 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.) (Tai Yeh appeared.)

**ACTION: Zilles moved, seconded by Maphis, and carried by a vote of 7-0 to grant revised final approval to 07BAR-00000-00281.**

**MBAR COMMENT:**

- **Color board and material samples are approved.**

- |    |                           |                                |
|----|---------------------------|--------------------------------|
| 2. | <b>Hardy Revised</b>      |                                |
|    | <b>New SFD and Garage</b> | <b>90 Butterfly Lane</b>       |
|    | 07BAR-00000-00152         | Ridgeline: N/A                 |
|    | 07CDP-00001-00081         | (Seth Shank, Planner 568-2054) |

Request of William Cooper, architect for the owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **revised final approval of the addition of approximately 33 square feet to the master bedroom closet and exterior stairwell access to the basement.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet and carport of approximately 144 square feet. The proposed project will require approximately 5 cubic yards of cut and no fill. 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. (Continued from 7/02/07, 7/16/07 and 8/27/07.) (William Cooper appeared.)

**ACTION:** Maphis moved, seconded by Ketzal, and carried by a vote of 7-0 to grant revised final approval of 07BAR-00000-00152.

**MBAR COMMENT:**

- Close the gaps in the Pittosporum, tighten it up with no breaks and make it solid.

**PRELIMINARY APPROVAL**

3. **06BAR-00000-00264** **Bradley Single Family Dwelling,  
Garage, Pool House, and Guesthouse** **975 Lilac Drive**  
06LUP-00000-00965 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **clarification of findings for the Jan. 7, 2008 preliminary approval of a new residence of approximately 6,316 square feet with detached garage of approximately 1,125 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 753 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,495 cubic yards of cut and approximately 874 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06, 5/21/07 and 1/07/08.) (D. Porte appeared.)

**Project received findings only. No new action was taken.**

**MBAR COMMENT:**

- Use sensitive, responsive solutions and the landscape plan is extensive but rigid.

4. **05BAR-00000-00177** **Lindsey Single Family  
Dwelling and Guest House** **2020 Creekside Road**  
07CDP-00000-00098 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **preliminary approval of a new two-story residence of approximately 4,958 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 275 square feet, trellis of approximately 301 square feet, second floor deck of approximately 188 square feet, and a guest house of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District. (Continued from 9/10/07 & 1/07/08.) (Sophie Calvin and Sandy Devine appeared.)

**ACTION:** Michaelson moved, seconded by Maphis and carried by a vote of 7-0 to grant preliminary approval to 05BAR-00000-00177.

**MBAR COMMENTS:**

- Well treed with substantial foliage.
- Watch potential irrigation overflow to street; try to capture it in existing drain.

- **Okay to eliminate one of the proposed jacarandas.**

**MBAR CONDITIONS:**

- **Driveway walls (12'') to be stone.**
- **Break up/soften the front entrance façade with landscaping or other detaining to break up the massive appearance.**

	<b>Shirokow Single Family</b>	
<b>5. 07BAR-00000-00277</b>	<b>Dwelling Additions</b>	<b>1413 Schoolhouse Road</b>
07LUP-00000-00829	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Laura Kay Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 07BAR-00000-00277 for **preliminary approval of a first floor addition of approximately 707 square feet and a second floor addition of approximately 408 square feet to the existing residence, an approximately 506 square foot attached garage and new cabana of approximately 799 square feet with workshop of approximately 405 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,456 square feet with an attached garage of approximately 540 square feet, and tennis court. The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.) (Laura Kay Dunbar and Rick Rosenthal appeared.)

**ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 7-0 to grant preliminary approval to 07BAR-00000-00277.**

**MBAR COMMENTS:**

- **Goal is to assure privacy.**
- **At final review, show existing and adjacent offsite vegetation and pool equipment location.**

**MBAR CONDITIONS:**

- **Fill in gaps in existing landscaping; existing landscaping to remain; screen west corner and south side of development.**
- **Colors and details to match existing.**

**PUBLIC COMMENT:**

- **Mr. & Mrs. Campbell** – Would like to ensure screening and is appreciative of the projects reduction to one story.

<b>6. 07BAR-00000-00289</b>	<b>Schnell SFD Demo/Rebuild</b>	<b>700 East Mountain Drive</b>
07LUP-00000-00851	(Sarah Clark, Planner 568-2059)	Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **preliminary approval of a new one-story residence of approximately 4,204 square feet, a basement of approximately 1,790 square feet with an attached garage of approximately 795 square feet; a detached cabana of approximately 748 square feet; and the demolition of the existing residence, guesthouse and garage.** The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guesthouse of approximately 543 square feet. The proposed project will require approximately 3,200 cubic

yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 12/17/07.)

**ACTION:** Zilles moved, seconded by Edwards and carried by a vote of 5-0 (Maphis and Michaelson absent) to continue 07BAR-00000-00289 to the MBAR meeting of February 25, 2008. See Agenda Status Report.

	<b>Dougherty Second</b>	
7.	<b>07BAR-00000-00318</b> 07LUP-00000-00899	<b>Floor Addition</b> (Lisa Martin, Planner 568-2032)
		<b>588 Paso Robles Drive</b> Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Suzanne and Stephen Dougherty, to consider Case No. 07BAR-00000-00318 for **preliminary approval of a first floor addition of approximately 338 square feet and a new second story addition of approximately 583 square feet.** The following structures currently exist on the parcel: residence of approximately 2,321 square feet, detached garage of approximately 380 square feet and a detached guest house of approximately 539 square feet. The proposed project will not require grading. The property is a 15,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-141-014, located at **588 Paso Robles Drive** in the Montecito area, First Supervisorial District. (Continued from 12/17/07.) (Chris Dentzel appeared.)

**ACTION:** Edwards moved, seconded by Spann, and carried by a vote of 4-3 (Ketzler, Michaelson and Nulty dissent) to grant preliminary approval to 07BAR-00000-00318.

**MBAR COMMENT:**

- Some MBAR members are concerned regarding the stairwell location and second story element compatibility.

**MBAR COMMENT:**

- Colors to match existing.
- Create extensive new landscape screening screening on this parcel.
- Screen west side.

**PUBLIC COMMENT:**

- **Tony Harbour** – Commented that it is a lovely project.

	<b>Carnevale Single Family Dwelling,</b>	
8.	<b>07BAR-00000-00098</b> 07LUP-00000-00338	<b>Carport and Guesthouse</b> (Jim Heaton, Planner 568-2516)
		<b>813 Romero Canyon Road</b> Ridgeline: N/A

Request of Jan Hochhauser, architect for the owner, Louis Carnevale, to consider Case No. 07BAR-00000-00098 for **preliminary approval of a two-story residence of approximately 5,863 square feet with an attached garage/basement of approximately 881 square feet, detached carport of approximately 590 square feet, and guesthouse of approximately 746 square feet.** The lot is currently vacant. The proposed project will require approximately 956 cubic yards of cut and approximately 888 cubic yards of fill. The property is a 5.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 5/21/07.)

**ACTION:** Maphis moved, seconded by Edwards, and carried by a vote of 7-0 to continue 07BAR-00000-00098 to a future MBAR hearing.

**MBAR COMMENTS:**

- **Architecture is good.**
- **Reconsider finials on chimneys; they appear too tall.**
- **Consider moving the structure back and balance orientation on all four sides.**
- **Consider a less linear, more naturalized landscape response; loosen it up.**
- **West setbacks are minimal; landscaping on this edge appears harsh and reach as a property line.**

**PUBLIC COMMENT:**

- **Tony Harbour** – Supports the project.

**9. TMB/DSB Family Trust Front & Side Yard Setback Modifications,  
06BAR-00000-00160 SFD Remodel & Addition 1757 Glen Oaks Drive**

06LUP-00000-00614 07MOD-00000-00013 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Bob Kupiec, architect for the owner, TMB/DSB Family Trust, to consider Case No. 06BAR-00000-00160 for **conceptual review/preliminary approval of a front and side yard setback Modification, addition, and remodel. Structural changes would consist of a new 1,906 square foot addition, new 861 square foot basement, 674 square foot remodel, and a new trellis, covered deck, pool, and landscaping.** The proposed project will require approximately 785 cubic yards of cut and approximately 340 cubic yards of fill. The addition and trellis along the north elevation would be located in the front yard setback: 50 feet from the Centerline/20 feet from the ROW. A Modification is proposed to allow the addition at 35 feet from Centerline, and to allow the trellis at 21 feet from Centerline/11 feet from the ROW. The addition along the south elevation would be located in the side yard setback: 10 feet from the property line. A Modification is proposed to allow the addition at 4 feet from the property line. The following structures currently exist on the parcel: a residence of approximately 3,461 square feet with an attached garage of approximately 457 square feet. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at 1757 Glen Oaks Drive in the Montecito area, First Supervisorial District. (Continued from 8/7/06 and 11/13/06 and 11/27/06.) (Bob Kupiec appeared.)

**ACTION:** Maphis moved, seconded by Edwards, and carried by a vote of 7-0 to grant preliminary approval for the setback modification and to continue 07BAR-00000-00160 to a future MBAR hearing.

**MBAR COMMENTS:**

- **Restudy space at easement.**
- **Reconsider guard rail design at rear.**
- **Restudy side yard parking.**
- **Reuse existing foreground olive tree.**
- **Locate neighboring trees on plans for reference and add critical root zones.**
- **Provide property line screening.**

**MBAR CONDITION:**

- **Remove wall adjacent to the ROW line (second tier wall is okay).**

**PUBLIC COMMENT:**

- **Christine Reisenfeld (Glen Oaks Architectural Committee)** – Wanted to inform MBAR that the Glen Oaks Architectural Committee has not yet approved the project.

**CONCEPTUAL REVIEW**

**10.    07BAR-00000-00332                      Puzder New SFD                      590 Meadow Wood Lane**  
Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Puzder Family Trust, to consider Case No. 07BAR-00000-003332 for **conceptual review of a new residence of approximately 8,760 square feet with an attached garage of approximately 1,150 square feet, new pool and cabana of approximately 416 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-081, located at an **590 Meadow Wood Lane** in the Montecito area, First Supervisorial District. (Adele Goggia, Glen Deisler and Andy Puzder appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- **General agreement in support of Tudor style.**
- **Drainage and privacy screening needs to reviewed.**
- **Once a planner is assigned, coordinate erection of story poles.**
  - **Story pole ridgeline and corners; add tape or flags.**
  - **Story poles are to remain up for a formal MBAR site visit.**

**PUBLIC COMMENT:**

- **Rick Roney** – Concerned with tree removal (some trees may have already been removed); concerned with south side screening and landscaping.
- **Richard Janssen** – Concerned with south side existing landscaping.
- **Gerd Jordano** – Would like applicant to meet with neighbors; concerned with shared landscape, water well and sufficiency of water storage tank.
- **Bill Palladini** – Concerned with development in the native oak woodland.
- **Regina Roney** – Concerned with vegetation clearing.

**11.    07BAR-00000-00333                      Phillips Addition                      1045 Alston Road**  
Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Charles G. Phillips, to consider Case No. 07BAR-00000-00341 for **conceptual review of an addition of approximately 1,242 square feet, conversion of an approximately 390 square feet attached garage into habitable space, new cabana of approximately 800 square feet, new guest house of approximately 800 square feet, an approximately 324 square foot pavilion and a detached garage of approximately 1000 square feet.** The following structures currently exist on the parcel: residence of approximately 5,524 square feet with an attached garage of approximately 390 square feet. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at **1045 Alston Road** in the

Montecito area, First Supervisorial District. (Adele Goggia, Glen Deisler and Katie O’Riley Rogers appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- **The architecture provides nice solutions.**
- **Provide site cross sections.**
- **Grading will need to be reviewed.**
- **Need historian and planner comments.**
- **All elements need to be drawn together in their design.**
- **Provide story poles to actual height.**
  - **Story pole ridgeline and corners.**
  - **Story poles are to remain up for an *informal* MBAR site visit.**

**PUBLIC COMMENT:**

- **Robert Wrau** – Questions regarding distance of driveway from his property line.
- **Alissa Rubin** – Concerned with her views.
- **Fima Lifshitz** – Concerned with location of service gates and that the garage will block his views.

12. **07BAR-00000-00338**                      **Hill Demo/New SFD/Garage/Pool**                      **640 Cowles Road**  
07LUP-00000-00870                      (Jim Heaton, Planner 568-2516)                      Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Earl Hill, to consider Case No. 07BAR-00000-00338 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 4,614 square feet with an attached garage of approximately 595 square feet.** The following existing structures will be demolished: residence of approximately 2,000 square feet with an attached garage of approximately 500 square feet. The proposed project will require approximately 1,100 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a .91 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District. (Adele Goggia and Glen Deisler appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- **Would like the house square footage reduced to FAR guidelines.**
- **Rework eastern setbacks, review for compliance with the 60% frontage guidelines.**
- **Review for fire department compliance.**
- **Erect story poles for neighbor viewing.**
  - **No MBAR story pole notification required at this time.**

**PUBLIC COMMENT:**

- **Jon Warner** – Presented a circulated neighborhood petition that supported the marked improvement over the prior design, however it requested further reduction in the square footage in order to comply with FARs and requests that the applicant honor a 20’ setback tradition.
- **Tom Fogel** – Concerned with construction impacts and setbacks.

- **Don Sharpe** – Recognizes the improvement over the prior project but prefers a setback of 20'; also concerned with impact to the 12" oak.
- **Michael Wasserman** – Concerned with eastern setbacks.

**13. 06BAR-00000-00251 Rice Single Family Dwelling 2888 Gibraltar Road**  

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**(No planner assigned) Ridgeline: Rural**

Request of Karen and John Hartman, agents for the owner, Emmett Rice, to consider Case No. 06BAR-00000-00251 for **further conceptual review of a new residence of approximately 1,200 square feet with an attached garage of approximately 576 square feet and an approximately 192 square foot covered patio.** The following structure currently exists on the parcel: stone workshop of approximately 600 square feet. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 27.07 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 013-010-003, located at **2888 Gibraltar Road** in the Montecito area, First Supervisorial District. (Continued from 10/17/06.) (Karen and John Hartman appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- **Suggest Planner Consult to review pending ordinance changes and to identify constraint and options.**
- **Consider alternate driveway configuration, requiring less alteration.**
- **Watch grading and drainage.**
- **Watch the design's ability to blend in with natural landscape.**
- **Consider manufactured housing option.**

**14. 01BAR-00000-00272 Westmont College – Phase 1 Development of Campus Master Plan 955 La Paz Road**  

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**90-CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban**  
**07LUP-00000-00821**

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan (Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 150,123 gross square feet of buildings, and re-orientation of the baseball field and track and infield).** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06, 12/03/07 & 1/07/08.) (Laurel Perez, Randy Jones, Doug Jones, Ken Radtkey, Matt Eastwood, Adam Sharkey, David Van Hoy, Norman Pfeiffer, Susan Van Atta and Mike Cacesse appeared.)

**ACTION: Ketzler moved, seconded by Zilles and carried by a vote of 7-0 to continue 01BAR-00000-00272 to the April 25, 2008 MBAR hearing.**

**MBAR COMMENTS on Residence Hall:**

- **Color themes, particularly the primary door colors need to be "greyed" down.**
- **Siding appears too white.**
- **Look at historic color types; they may be closer to plant colors.**

- **Architecture of residence halls looks good.**
- **Watch finishes, window volumes and railing details.**

**MBAR COMMENTS on *Chapel*:**

- **Design not quite “there” yet.**
- **Positive comments on the combination of materials, pinholes.**
- **Positive comments on the symbolism, dramatic effect and tower.**
- **Scale appears big, not inviting, a little too grand and a little too tall.**
- **Consider dropping height or draping the roof lower on back wall, the prior design’s roof element was more expressive.**
- **Building scale appears to dwarf the oaks; consider addition of landscape elements/trees that can mitigate the tall spaces.**
- **The exterior is not as expressive as the interior.**
  - **Interior is well worked out; exterior needs some additional attention.**
  - **Appears to be designed from the inside-out.**
- **Review the hard edges in the design; review the narthex’s relationship to the entry.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Maphis, and carried by a vote of 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, February 25, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 9:45 P.M.