



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 24, 2006

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 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 3:08 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, 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

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 25

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS: Richard Schultz** – Oak Creek Canyon parcel is undergoing grading, jackhammers – not sure which lot because he can't go down the road to find out. Starting early in mornings (6:30 sometimes, 7:00) and on Saturdays. Very noisy. Asked if there are restrictions to construction hours due to noise.
- II. AGENDA STATUS REPORT:** None
- III. MINUTES:** Edwards moved, seconded by Ketzal and carried by a vote of 5 to 0 (Nulty, Maphis absent) to approve the Minutes of April 10, 2006, as amended.
- IV. MONTECITO CONSENT AGENDA:** None
- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**

VI. STAFF UPDATE:

- Discussed definition of floor area ratio as it appears in Montecito Guidelines and in Montecito Zoning Ordinance.

STANDARD AGENDA:

FINAL APPROVAL

1. **05BAR-00000-00045** **Shand Single Family Dwelling Addition** **425 Alcalá Lane**
05LUP-00000-00345 (Amy Trester, Planner 568-568-3116) Ridgeline: N/A

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **revised final approval of an addition of approximately 309 square feet**. The following structures currently exist on the parcel: residence of approximately 2,576 square feet and pool house of approximately 875 square feet. The proposed project will require approximately 8.3 cubic yards of cut and no fill. The property is a 0.72 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-049, located at **425 Alcalá Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/05, 4/25/05, 5/9/05, and 3/20/06) (Philip DeBrotsky, Pat Brodie, Brian Hofer appeared)

ACTION: Ketzler moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis, Nulty absent) to grant revised final approval of 05BAR-00000-00045.

2. **05BAR-00000-00285** **Delorenzo Gates** **1379 School House Road**
05LUP-00000-01241 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jason Grant, agent for the owner, John Delorenzo, to consider Case No. 05BAR-00000-00285 for **revised final approval of new entry gates, pedestrian gate, and plaster finish on existing residence**. The following structures currently exist on the parcel: residence of approximately 3,152 square feet and detached garage of 400 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 009-070-025, located at **1379 School House Road** in the Montecito area, First Supervisorial District. (Continued from 12/05/05 and 1/9/06) (Jason Grant appeared)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 (Maphis, Nulty absent) to grant revised final approval of 05BAR-00000-00285 with the following conditions and comments:

CONDITIONS:

- **Eliminate brick**
- **Proposed driveway gates and pedestrian gates to be removed from project.**

MBAR COMMENTS:

- **Brick does not do much for project, looks better without.**
- **Gate will be more detrimental, people will have to wait in street, may block lane while waiting for owner to open for them.**

PUBLIC COMMENT:

- Diane Morgan (Montecito Association) – The private lane is already gated, what is the need for a gate at the driveway when lane is already gated?

**3. 00-BAR-237 Oak Creek Canyon, LLC New Residence/Garage
 /Artist Studio/Guesthouse 1369 Oak Creek Canyon Road (Lot 9)
00LUP-00000-06322 (Dan Nemechek, Planner, 568-2516) Ridgeline: Rural**

Request of Isaac Romero, agent for the owner, Lot 9 Ventures, to consider Case No. 00-BAR-237 for **revised final approval for reconfigured retaining walls, revised pool dimensions and location, and a revised spa location associated with the previously approved single family residence (approximately 5,777 square feet), garage (approximately 952 square feet), artist studio (approximately 800 square feet), guesthouse (approximately 800 square feet) and storage area (approximately 198 square feet).** No structures currently exist on the parcel. The proposed project will require approximately 3,005 cubic yards of cut and approximately 2,436 cubic yards of fill. The property is a 6.5 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-026, located at 1369 Oak Creek Canyon Road (Lot 9), in the Montecito area, First Supervisorial District. (Continued from 7/7/03, 11/03/03, 11/17/03, 12/15/03, 3/8/04, 9/13/04, and 4/10/06) (Matt Eastwood, Bruce Blodorn, Isaac Romero appeared)

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6 to 0 to 1 (Nulty abstained) to continue 00BAR-00000-00237 to the meeting of May 8, 2006 with the following comments:

MBAR COMMENTS:

- **Proposal radically changes south elevation, landscaping very important. Bring back revised landscape plan to address the site walls, bring approved landscape plan for comparison. Encourage more trees.**
- **Show sections through spa (hot tub) and pool, down to property line/drainage swale below and include house.**
- **Restudy the spa, bring closer to house or integrate with pool.**
- **Show dimensions on plan.**
- **Show alternate location for pool equipment enclosure, sound proof.**
- **No problems with a light (in appearance) trellis that can be used to hold vines and soften building appearance.**

PUBLIC COMMENT:

- Philip Kirst – Plans don't show building dimensions. Concerned that part of wall is shown right on property line, will be very visible. Wall should be colored to blend with shrubbery and be landscaped. Spa is only 5 feet from wall and is three feet higher than top of wall – privacy a concern as his property immediately adjacent. Noise from pool equipment enclosure location as shown today. Too close to property line, should be moved and sound proofed. Trellis just another element that impacts his privacy.
- Richard Schultz – Very concerned with how much land is being removed, not appropriate. How much grading is approved? How much actually occurring?
- Diane Morgan (Montecito Association) – Though only a dwelling, garage and accessory building were approved, she sees four.

**4. 03BAR-00000-00133 Ylvisaker Demo and New Residence
 416 Pimiento Lane
03LUP-00000-00762 (Robert Dostalek, Planner 568-2054) Ridgeline: N/A**

Request of Kim Reicks, agent for the owners, Don and Anna Ylvisaker, to consider Case No. 03BAR-00000-00133 for **final approval for a remodel and additions to the existing 1,250 square foot single family residence resulting in an approximately 2,318 square foot residence with an attached approximately 502 square foot garage. The existing 674 square foot detached garage would be demolished to accommodate the new construction.** The following structures currently exist on the parcel: a single family residence of

approximately 1,240 square feet and garage of approximately 674 square feet. The proposed project will require approximately 186 cubic yards of cut and approximately 186 cubic yards of fill. The property is an approximately 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-058, located at **416 Pimiento Lane** in the Montecito area, First Supervisorial District. (Continued from 6/2/03, 8/18/03, 7/11/05, and 8/08/05) (Kim Reicks, Don & Anna Ylvisaker appeared)

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 7 to 0 to grant final approval of 03BAR-00000-00133 with the following conditions:

CONDITIONS:

- 2" by 12" fascia board.
- Use 2" by 6" T&G decking for eaves soffits.
- Construction parking on site.

PUBLIC COMMENT:

- Diane Morgan (Montecito Association) – Would like to see construction parking on site in this area.

PRELIMINARY APPROVAL

5.	06BAR-00000-00048	Melograno Garages, Trellis, and Storage Shed	685 Cowles Road
	06LUP-00000-00172 (Lisa Martin, Planner 568-2032)		Ridgeline: N/A

Request of Amy Taylor, architect for the owner, Richard Melograno, to consider Case No. 06BAR-00000-00048 for **preliminary approval of existing detached garage of approximately 294 square feet, new attached garage of approximately 210 square feet, existing attached storage shed of approximately 111 square feet, and existing trellis of approximately 223 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 492 square feet. The proposed project will require no cut and approximately 5 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-044, located at **685 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 3/20/06) (Amy Taylor appeared)

ACTION: Ketznel moved, seconded by Edwards and carried by a vote of 7 to 0 to grant preliminary approval of 06BAR-00000-00048. Applicant to return for final on consent. The following comment was made:

MBAR COMMENT:

- Looks good, addressed MBAR concerns.

6.	05BAR-00000-00218	Kavoian Residential Addition and New Garages	1940 Tollis Avenue
	05LUP-00000-01117 (Nicole Mashore, Planner 884-8068)		Ridgeline: N/A

Request of Peter Kavoian, architect/owner, to consider Case No. 05BAR-00000-00218 for **preliminary approval of a residential addition of approximately 2,044 square feet, (1,393 square feet first & second floors and 651 square foot basement), a new attached garage of 896 square feet, a new 791 square foot detached guesthouse garage, a new 666 square foot pool cabana with attached 706 square foot covered pavilion and 253 square foot uncovered pavilion deck, the demolition and rebuild of a pool with spa, and associated hardscape and landscape improvements including a new pond. A 1,011 square foot**

detached garage with guestroom and a detached carport would be demolished. The following structures currently exist on the parcel: residence of approximately 13,029 (net) square feet, detached garage and guestroom of approximately 1,011 square feet, detached carport, two guesthouses of approximately 800 and 850 square feet, swimming pool and tennis court. The proposed project will require approximately 150 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 4.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-007, located at 1940 Tollis Avenue in the Montecito area, First Supervisorial District. (Continued from 9/12/05) (Peter Kavoian, Mark Mansfield and Ray Winn appeared)

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

MBAR COMMENTS:

- **Wants to see pictures of the lawn area and a more developed site plan for the proposed formal lawn & pond.**
- **For the proposed attached garage and addition above, would like to see the second story pushed back away from the east property line, would like to see less square footage here.**
- **Regarding the family room addition and given the already large size of house over the recommended floor area, ask why the house couldn't be reconfigured inside without doing the addition.**
- **Regarding proposed detached garage, restudy the tower element to lower it, perhaps 2 ft.**

PUBLIC COMMENT:

- Diane Morgan (Montecito Association) – Endorses the historic report's comments and the planner's comments on floor area.

CONCEPTUAL REVIEW

7. **05BAR-00000-00286** **Stoll Pool Cabana** **1481 East Mountain Drive**
06LUP-00000-00046 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **further conceptual review of a 3,279 square foot basement conversion, pool cabana of 800 square feet, pool, as-built grading of 650 cubic yards (fill) and an as-built retaining wall 4 feet in height with associated hardscape and landscape improvements.** No trees are proposed for removal and no lighting is proposed. Approximately 1,200 cubic yards of cut and 230 cubic yards of new fill are proposed. The following structures currently exist on the parcel: residence of approximately 4,800 square feet, garage of approximately 700 square feet. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/05/05 and 3/20/06) (Tom Smith appeared)

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

MBAR COMMENTS:

- **Revisions as presented today will make it a much better looking project than what is there now.**
- **Likes the proposed work, recompaction of fill to reduce height of cabana. Try to find a way to better balance cut and fill and try to find a receiver site for the excess nearby.**

8. 06BAR-00000-00018 Terzian Demolition, SFD Replacement and Cabana Remodel 1491 Edgecliff Lane
05CDH-00000-00026 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **further conceptual review of a replacement residence of approximately 5,197 square feet with attached garage of approximately 442 square feet, demolition of existing residence and accessory structure, and remodel of exterior and interior of existing cabana.** The following structures currently exist on the parcel: residence of approximately 924 square feet with an attached garage of approximately 442 square feet, cabana of approximately 1,515 square feet and accessory building of approximately 770 square feet. The proposed project will require no grading. The property is a 0.59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** in the Montecito area, First Supervisorial District. (Continued from 2/06/06) (James Macari, Nina Terzian appeared)

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

MBAR COMMENTS:

- **Unanimous support for the architecture.**
- **The proposed size of the house is fine, it is modest compared to some proposals on the beach.**
- **Overall they appreciate this proposal for this lot.**
- **The height of the proposed house does not affect views from the beach.**
- **Can support the project as proposed, even if the accessory structure would need a setback modification or variance because it allows some break in house for a view corridor for the neighbor to north and is setback further than the existing structure on that corner.**
- **Large gap between structures fulfills intent of the guideline addressing 60% coverage of lot width.**
- **Trash enclosure ok in proposed location.**
- **Ok with walls less than six feet in height within front setback of Edgecliff if well screened.**
- **Concerns:**
 - **Would like to see landscape plan address proposal to remove or relocate existing specimen trees, an arborist report.**
 - **Would like to see applicant work with northerly and westerly neighbors to address size and view issues, perhaps lower the ridge height of the buildings.**
 - **Floor area study needs clarification and simplification.**

PUBLIC COMMENT:

- **Kathleen Weinheimer (for Bill Wayne on north) – Current view from Wayne's across Terzian's property is of broken view of ocean through the existing landscaping. Concerned the massiveness, steep pitch of roof would eliminate even that view. Would like to see more details and sample of materials, prefer it be non-reflective. Prefer that new landscaping be less tall, less bulky. Concerned accessory structure might be moved closer to house.**
- **Diane Morgan (Montecito Association) – Floor area for size of lot, protect specimen trees and view corridors.**
- **Paul Columbo – Roofline of concern and materials an issue. Should blend in. Concerned about foundation of existing cabana, if any renovation could impact that foundation.**

9. 06BAR-00000-00079 Lambert New Detached Garages 910 Hot Springs Road
06LUP-00000-00258 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Larry Lambert, to consider Case No. 06BAR-00000-00079 for **conceptual review of two new detached 3-car garages of approximately 780 square feet each, an extension of an existing driveway and associated hardscape improvements.** The following structures currently exist on the parcel: residence of approximately 1,050 square feet, guest house of approximately 600 square feet, 3-car garage of approximately 989 square feet, and pool equipment building of approximately 154 square feet. The proposed project will not require grading. The property is a 2.61 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-024, located at **910 Hot Springs Road** in the Montecito area, First Supervisorial District. (Larry Graves appeared)

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

MBAR COMMENT:

- **On the right track.**

PUBLIC COMMENT:

- Diane Morgan (Montecito Association) – Asked why the need for so many garages.

10. 06BAR-00000-00044 Moelleken Single Family Dwelling
06CDP-00000-00013 Addition, Garage Addition, and Pool Cabana 354 Sheffield Drive
06CDP-00000-00013 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Mark Mansfield, agent for the owner, Alan Moelleken, to consider Case No. 06BAR-00000-00044 for **conceptual review of addition of approximately 887 square feet to existing residence, new garage addition of approximately 994 square feet, and a new pool cabana of approximately 769 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 3,886 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District. (Continued from 4/10/06) (Mark Mansfield appeared)

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

MBAR COMMENT:

- **Show a screening plan for the Sheffield portion of the addition and landscaping of secondary entrance.**

PUBLIC COMMENTS:

- Jane Habermann – Area of addition appears far enough back from her house and would not loom. Doesn't mind the extra square footage over recommended floor area. Proposed secondary entrance is very square and might be hard to make the turn in or out of driveway.

11. 06BAR-00000-00075 **Casey Single Family Dwelling Addition** **1426 Greenworth Place**
and Renovation/Remodel
(no planner assigned) Ridgeline: N/A

Request of Mark Kirkhart, agent for the owners, Mary Casey and Mark Kirkhart, to consider Case No. 06BAR-00000-00075 for **conceptual review 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 136 cubic yards of cut and approximately 10 cubic yards of fill. 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. (Mark Kirkhart appeared)

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

MBAR COMMENTS:

- **Likes overall changes, nice improvement over present conditions.**
- **Is gate really necessary in that location? It's problematic for access. Consider alternative for pool safety.**
- **Have planner address the setback encroachment question.**
- **Off street guest parking should be green and low key.**

PUBLIC COMMENT:

- **Athena Philippides – Please ensure that pool equipment won't be a noise disturbance for neighbors.**
- **Diane Morgan – Size would exceed floor area but her initial reaction after driving by is that it would look ok.**
- **Betty Helton (letter) – Is please they won't raise height. Would like to see sample of metal roof material. Concerned about pool equipment noise, unattractive parking near street. Will remodel impact the roadway, cause damage?**

DISCUSSION ITEM

12. 01BAR-00000-00272 **Westmont College – Phase 1 Development** **955 La Paz Road**
90CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban

Request of Laurel Perez, agent for the owner, Westmont College, for the MBAR to consider Case No. 01BAR-00000-00272 and **discuss all proposed Phase 1 improvements, including the realignment of the internal campus drive on the west side of the Academic Center, construction of new lower Cold Spring Road entrance and drive, rough grading of the Academic Center Complex and construction of the following: Winter Hall for Science and Math of approximately 45,000 square feet, Art Center of approximately 32,000 square feet, Central Plant of approximately 6,000 square feet, Sculpture Studio of approximately 2,500 square feet, new Residence Hall Complex of approximately 39,000 square feet, Observatory of approximately 3,000 square feet, Chapel/Auditorium of approximately 30,000 square feet, and addition of approximately 2,000 square feet (subsequent phases to include additional square feet) to existing Dining Commons.** 52 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 is a 111 acre parcel 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 and 8/23/04) (Laurel Perez, Randy Jones, Norman Pfeiffer, Sasha Schwartzkopf, Mike Cacesse, Ron Stevens appeared)

Discussion item only. No action taken. Ketzler recused himself from participating in discussion of this item. The following comments were made:

MBAR SUMMARY COMMENTS:

- Design of buildings should be organic, use of building materials sympathetic to forest (i.e. nearby ESH), adjacent surroundings. Need to use shade and shadow, should include energy efficiency. Avoid high vertical walls, less tile roof. Use more natural materials.
- Pursue softer approach – round out buildings, integrate with landscape.
- OK for buildings to have different architectural styles.
- Passive solar heated spaces on south sides, should be flexible in design of academic area and all the more rigid design to prevail at the historic garden, historic center.
- Height and style of west elevations are very tall and an issue. Show sections through Adams Hall, could be helpful now, but too soon to see them for Winter Hall.
- Height of Winter is a problem for majority of Board, no consensus yet as to whether it would be better to spread out the square footage.
- Not comfortable with height modification given size of the buildings.
- Show east-west sections through the proposed relocated roadway, through ESH and on to terrain of neighborhood on the northwest.
- Does not see the need to do all the grading and remove all the trees for buildings not a part of Phase 1 if road is relocated. This existing mature landscape could be kept in place to continue to provide visual buffer, especially while new landscaping would be growing in adjacent to relocated road.
- Prefer to see whole of lighting guidelines presented in EIR, rather than specific light plan, so as to discuss what is appropriate with Phase 1.
- Need to see existing/proposed landscape screening elements on site sections.
- Return with plans on new Cold Springs Road entrance and Residence Hall.
- Return to MBAR in two weeks, May 8, to discuss these comments.

ADDITIONAL INDIVIDUAL COMMENTS:

- Height is of particular concern, especially along west elevations, especially Winter Hall. A finished project always appears larger than it appears from story poles. Buildings should be moved toward center. If student population is not to grow, has difficulty supporting this much new area. Afraid it will appear industrial not institutional.
- Using the influence of Reginald Johnson style from the original house is not working well in the academic area. Needs more organic design, more energy efficiency. Grading on the west, this is the side of the campus that needs understatement. Not sure where to go with area without PC approval. Likes idea of urban core. Would like to see reconfiguration of buildings in Academic Center. Not in favor of exceeding height guidelines with 40,000 square foot buildings. Campus architecture could have different styles. Could never approve CUPs if CUPs had to be compatible with residential structures.
- Troubled by approach of concentrating all development activity into a small area when overall the site is not very constrained. Spread buildings out or make them smaller. Direction is not compatible with site and location in Montecito.
- Concerned that some outdoor areas around the new buildings will always be in shadow, no solar exposure. Site design seems rather unfriendly to non-fuel oriented transportation (i.e., pedestrians or bicycle users). Perhaps there could be more multi-level communications between buildings. Too compacted and dense. Consider

flat roof areas on portions of buildings as usable space to address building height and minimize solar blocking.

- **Likes the loop road concept of design for campuses and preservation of the central garden. Concerned with condensed use of the western edge which may be too much impact in that area and close to the ESH. Would prefer to see a footprint/building developed more centrally first and save the proposed Winter Hall footprint for a later phase. Adams Hall tower element is too tall, especially because of condensed development. Agrees with more organic design; as proposed, lots of stucco and glass on the west elevations are not so friendly to western neighbors. Large windows can have light glare impacts. Should restudy windows on west elevations. West side should “feel” more residential, tier or step down with the grade rather than going vertical. Walls, terraces, and western elevations should be restudied. Would like to see fill used in area around the library to avoid some of the raised walls and retaining walls; try to eliminate some of the walls by filling in the area to create a natural slope and landscape the area. Fill in behind retaining wall and feather out into existing grade along the northern portion of the road behind the tallest wall section.**
- **Likes compartmentalizing the academic and residential campuses in different areas and the perimeter loop road. Issue is if square footage is not approved where it is proposed, where would it go? Do not want to lose the historic garden or the baseball field. East-west sections a good idea, much building area is underground. Location of Winter Hall is problematic, should be further east, a different location. Overall square footage is an issue for MPC. Landscape plan shows that much will be going in, a lot of screening, finds it hard to believe that lights will be an issue, sections probably helpful here, too. Adam’s Center is almost there. Institutional architecture is bothersome.**

PUBLIC COMMENT:

- Jeff Shelton (President Mountain Dr. Community Assoc) – Concerned most with impacts to Hyde Road area, just NW of Westmont, including grading. Would like to see bigger scale drawings of road cross-sections, headlights, sound, still concerned could pass over wall. Better to move road back, less of an impact than spreading it closer to property line. May want taller sound wall to minimize impact from cars. Push buildings in Academic Center further east.
- Henry Childs (letter read by Julianne Hydanus) – Portions of some buildings on slopes of 20%; urban massing not appropriate next to residential lots on the west; urban/industrial feel of the design is out of character even for the bulk of the existing campus; FAR for 5-6 acre development zone is not compatible with adjacent FARs to west or east; design is out of character with existing academic buildings; landscape screening doesn’t excuse poor design. Read through findings 1 and 5 that MBAR is supposed to make. Building height limits need adjustment due to Hillside/Ridgeline.
- Julianne Hydanus – Road backs up to ESH, the existing zone/meadow which acts as their greenbelt would be lost; noise on campus has only gone up and the greenbelt keeps it bearable; development should be pushed into center of campus where the garden is. Their houses are small and they would not be allowed to build something so large.
- Derek Westen (for Concerned Citizens Over Westmont Expansion) – Concerned that Westmont is asking for a blanket exception for height modification, which is inappropriate; there should not be new development west of the current, existing road – this proposed development will impact neighbors to west. Assumption is that the college has to have the square footage it requests, does not matter that it will not increase student enrollment. Volume of buildings will affect community appearance. Should consider what square footage would be approved on Westmont land if all of it was residential. Building out Phase 1 is not compatible with community and size, bulk, scale.
- David Moseley – Adamantly opposed to relocating road. Huge impact on quality of life. Opposed to Winter Hall. Too many trees to be removed.

- Laura Collector – Phase 1 and overall plan are linked, no place in Montecito has this kind of density. Commercial areas that are as densely developed are on small parcels and are well-buffered. This development will define the neighborhood and is very different from rest of neighborhood. Questions absolute need for square footage and compares it to Harvy Mudd College. Would prefer to see development centrally located rather than at edge. Should approve buildings first in least sensitive sites and save building at the edge for later. SUV headlights might be higher than that proposed wall.
- Susan Keller (Montecito Association)(also references Montecito Association letter dated March 10, 2006) – Compatibility with surrounding neighborhood should be overriding consideration; MBAR has the discretion to modify to make its findings. Regarding visual compatibility, massing and location of academic buildings should be positioned eastward toward center of campus, revisit the proposed architecture to ensure size, bulk, scale are compatible with existing campus buildings and surrounding neighborhood, reject any modification to existing height restrictions as out of scale and not appropriate for the site, review the compatibility of installed lighting.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 (Ketzel absent) that the meeting be adjourned until 3:00 P.M. on Monday, May 5, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 8:44 P.M.