



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of June 18, 2007**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 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	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	Julie Harris - <b>Planner III</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 3:05 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Marsha Zilles  
Michele Michaelson  
Raymond Ketzal  
Donald Nulty           Vice Chair  
Anthony Spann       - Chair  
Sam Maphis  
Peter Edwards  
David Villalobos     - MBAR Secretary  
Julie Harris         - Planner III

**COMMITTEE MEMBERS ABSENT:** None

**STAFF MEMBERS PRESENT:**

Dave Ward, Deputy Director, Development Review South  
Travis Cleveland, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 28

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** No changes were made to the agenda.

**III. MINUTES:** Nulty moved, seconded by Maphis and carried by a vote of 4 to 0 to 3 (Zilles, Michaelson, Ketzal abstained) to approve the Minutes of June 4, 2007.

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

**V. STAFF UPDATE:** The Coastal Commission took final action last week on the new height calculation methodology; therefore, the new methodology is now in effect for projects in the Coastal Zone as has been in the Inland Area. Only projects in the Coastal Zone that received preliminary approval prior to June 14<sup>th</sup> can still comply with the old method.

**STANDARD AGENDA:**

**DISCUSSION ITEM**

1. Davidson Single Family Dwelling Addition/Remodel 784 Chelham Way  
(no planner assigned)

Request of Jeff Shelton, architect for the owners, George and Kathy Davidson, **for the MBAR to render its advice on an addition of approximately 108 square feet and remodel of approximately 360 square feet to the existing master bedroom, a new breezeway, and a new attached garage of approximately 571 square feet.** The following structures currently exist on the parcel: residence of approximately 1,545 square feet and carport of approximately 234 square feet (to be demolished). The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 9,600 square foot (0.22 acre) parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-040, located at **784 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 6/04/07) (Jeff Shelton, George and Kathy Davidson appeared)

**Discussion item only. No action taken. The following comments were made:**

**MBAR COMMENTS:**

- **Sees no problems with the project. Is in character with neighborhood. The neighbor that might be most affected is to the north, Westmont, where athletic fields are located.**
- **Proposal appears consistent with the existing site plan and promotes the best design solution for existing house, considering light and air.**
- **Carefully consider height of the proposed garage.**

**PRELIMINARY APPROVAL**

2. Moya Single Family Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane  
07BAR-00000-00013 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **preliminary approval of the demolition and reconstruction of a 1,609 square foot dwelling, 301-square-foot garage, and 228-square-foot carport (to be enclosed), an addition of approximately 711 square feet, and new exterior loggias of approximately 265 square feet.** The following structures currently exist on the parcel: residence of approximately 1,609 square feet with an 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. (Continued from 2/05/07) (Jeff Shelton appeared)

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

**MBAR COMMENTS:**

- **Majority of MBAR prefers to see the height over the living room lowered (five members). As proposed the higher living room roof line contributes to a heavier, bulky appearance, which is somewhat imposing for this neighborhood. The second story is otherwise fine.**
- **Likes the changes proposed for the entry driveway and auto court.**

- **Restudy the drainage channel; 90 degree bends in the channel probably will not work. Channel should be integrated more with the landscape. Also, locating it immediately adjacent to property line doesn't leave any room for landscape on subject property.**
- **Would be good to see some oaks added on this side since the fence is being repositioned to property line.**
- **Does not see a problem with trimming the oak tree to accommodate second story.**
- **Better than potted trees on patio would be some cuts into patio to plant trees in ground.**
- **Concern expressed that the 18-inch wide casual path along right-of-way may not be wide enough to actually allow any use.**

**PUBLIC COMMENT:**

- **Sally Kinsell** – Second story too imposing and living room should be stepped down to 12 or 15 feet in height.
- **Jane Eldridge** – Seems too tall and thinks living room portion should be stepped down in height. Fence material remains to be seen. Replacement trees in back –prefer to see larger trees. Asked for material of drainage channel. How would the casual path along road work? Could construction hours be delayed to start at 8 a.m.?
- **Jim Boyce** – Agrees with Ms. Eldridge on all. Main concerns are drainage, does not want to see water pool in the drainage channel, encroachment because stakes are not correct and wants verification of the property line. When the big tree is removed the second story will be seen and how tall it is. Would like to see height of living room lowered.

**3. 06BAR-00000-00306      Kriger Covered Patio, Trellis, & Site Wall      930 Coyote Road**  
07LUP-00000-00331 (Amy Trester, Planner 568-3116)      Ridgeline: N/A

Request of John D. Kelley, architect for the owners, Mr. and Mrs. Kriger, to consider Case No. 06BAR-00000-00306 for **preliminary/final approval of a new covered patio of approximately 441 square feet, a new entry trellis of approximately 56 square feet, and approximately 78 linear feet of an as-built 6 feet tall retaining wall.** The following structures currently exist on the parcel: residence of approximately 2,688 square feet with an attached garage of approximately 576 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 Numbers 013-050-003 and -004, located at **930 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 1/08/07) (John Kelley appeared)

**ACTION: Ketzler moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant preliminary/final approval of 06BAR-00000-00306.**

**MBAR COMMENT:**

- **Recommends placing a tree on either side of the garage to soften.**

**4. 06BAR-00000-00223      Simon Entry Addition,  
Carpport, and Driveway      524 Barker Pass Road**  
07LUP-00000-00031 (Jim Heaton, Planner 568-2516)      Ridgeline: N/A

Request of Brett Ettinger, architect for the owner, Ellen Simon, to consider Case No. 06BAR-00000-00223 for **preliminary/final approval of an entry addition/remodel of approximately 81 square feet to the existing residence, new carport of approximately 732 square feet, and new driveway.** The following structures currently exist on the parcel: residence of approximately 2,429 square feet with an attached garage of approximately 486 square feet, guesthouse of approximately 800 square feet, and shed of approximately 300 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic

yards of fill. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-023, located at **524 Barker Pass Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06) (Brett Ettinger appeared)

**ACTION:** Nulty moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant preliminary/final approval of 06BAR-00000-00223.

**MBAR COMMENTS:**

- Nice job.
- This project provides a better solution for the driveway.

5. 07BAR-00000-00095      Gordon/Enright Exterior Remodel      900 Buena Vista Avenue  
07LUP-00000-00377 (Lisa Martin, Planner 568-2032)      Ridgeline: N/A

Request of Dylan Chappell, agent for the owners, Stephen Gordon and Marilee Enright, to consider Case No. 07BAR-00000-00095 for **preliminary/final approval of an exterior façade change to the existing residence**. The following structures currently exist on the parcel: residence of approximately 4,619 square feet with an attached garage of approximately 825 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-033, located at **900 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 5/07/07) (Matthew Hoffman appeared)

**ACTION:** Michaelson moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant preliminary/final approval of 07BAR-00000-00095.

6. 06BAR-00000-00170      Groff Single Family Dwelling  
and Guesthouse      1395 Oak Creek Canyon Road (Lot 3)  
06LUP-00000-00745 (Holly Bradbury, Planner 568-3577)      Ridgeline: N/A

Request of Ken Taub, architect for the owner, Scott Groff, to consider Case No. 06BAR-00000-00170 for **preliminary approval of a new residence of approximately 5,756 net (6,904 gross) square feet and a single-story guesthouse of approximately 396 (net and gross) square feet**. The lot is currently vacant. The proposed project will require approximately 520 cubic yards of cut and approximately 520 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-011 and -022, located at **1395 Oak Creek Canyon Road (Lot 3)** in the Montecito area, First Supervisorial District. (Continued from 8/07/06, 3/26/07, and 6/04/07) (Ken Taub appeared)

**ACTION:** Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 to 1 (Maphis recused) to grant preliminary approval of 06BAR-00000-00170. Applicant may return for final.

**CONDITIONS:**

- Retaining walls along south especially need to be of a dark sandstone, either natural or of a darker shade than natural.
- Land south of retaining wall and south and east of guesthouse needs to be landscaped with native plants that do not need much water to grow and screen walls.
- Restudy fenestration to provide consistency regarding number of lights, especially on the larger windows.

**PUBLIC COMMENT:**

- **Nigel Copley** – Asked about the height of the understory or crawlspace area under the guesthouse floor. Also concerned with screening of walls and guesthouse.

7. **06BAR-00000-00008** **McKinley Demo/New** **1520 Las Tunas Road**  
**Single Family Dwelling**  
06LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **revised preliminary approval of the demolition of an existing 3,299 square foot residence and the construction of a new 5,758 square foot, two-story residence with a detached 940 square foot garage.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet a with detached garage of approximately 1,118 square feet (**to be demolished**). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, and 4/10/06) (Tom Ochsner, Bill & Sue McKinley appeared)

**ACTION:** Michaelson moved, seconded by Maphis, and carried by a vote of 7 to 0 to grant revised preliminary approval of 06BAR-00000-00008. Applicant may return for final.

**MBAR COMMENTS:**

- Restudy motor court landscaping to soften.
- Likes that project stays off of setbacks, is under the guidelines, nicely massed, nice plate heights, likes that the understory has been removed and the angled entry at the motor court.

**PUBLIC COMMENT:**

- **Chris Mitchum** – Would it be possible to see story poles for the new design?

**CONCEPTUAL REVIEW**

8. **07BAR-00000-00140** **Hammer Single Family Dwelling** **670 Park Lane**  
**Addition/Remodel and Garage Addition**  
07LUP-00000-00397 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Hammer, to consider Case No. 07BAR-00000-00140 for **conceptual review of an entry addition of approximately 207 square feet to the existing residence and a minor interior remodel, a new pitched roof at the existing detached garage with an approximately 256 square foot addition to the garage, and a carport addition of approximately 312 square feet.** The following structures currently exist on the parcel: residence of approximately 3,270 square feet with a detached 2-car garage of approximately 443 square feet, and guesthouse of approximately 740 square feet. The proposed project will not require grading. The property is a 1.25 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-001, located at **670 Park Lane** in the Montecito area, First Supervisorial District. (Sophie Calvin appeared)

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

**MBAR COMMENTS:**

- **Struggling with shape and size of the garage/carport addition. Looks odd on site plan but seems ok from elevations from the driveway.**
- **Re-do square footage calculations as the 800 square foot limitation on detached accessory structures is measured to the inside surface of exterior walls. May find you have more area to work with.**
- **Does not like the point where the new meets the old much.**
- **Make the addition shorter in length and a bit wider.**

9. **07BAR-00000-00141** Nathan/Mazer Single Family Dwelling Addition and Garage **2140 Alisos Drive**  
07LUP-00000-000365 (J. Ritterbeck, Planner 568-3509) **Ridgeline: N/A**

Request of Sophie Calvin, agent for the owner, Zev Nathan, to consider Case No. 07BAR-00000-00141 for **conceptual review for the construction of an addition of approximately 862 square feet to the existing residence and a new detached garage of approximately 770 square feet and for the demolition of a 308 square foot accessory structure.** The following structures currently exist on the parcel: residence of approximately 3,696 with a detached garage of approximately 482 square feet. The proposed project will require approximately 33 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at **2140 Alisos Drive** in the Montecito area, First Supervisorial District. (Sophie Calvin, Neal Mazer appeared)

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

**MBAR COMMENTS:**

- **Size of the house is fine, only 2% over FAR but is only one story.**
- **Restudy columns and openings along the covered walkway.**
- **Restudy the walls that create the courtyard, both finishes, as well as footings to take care with the oaks.**
- **Use muted earth tone roof tiles, not red.**

10. **07BAR-00000-00123** Botsford Fireplace, BBQ, Landscaping, Walls **1275 Spring Street B**  
07CDP-00000-00056 (Amy Trester, Planner 568-3116) **Ridgeline: N/A**

Request of Judy Palmer, architect for the owner, the Botsford family, to consider Case No. 07BAR-00000-00123 for **conceptual review of an outdoor fireplace, BBQ, spa, waterfall, miscellaneous landscaping and walls, and interlocking pavers for the front drive.** The following structures currently exist on the parcel: two condominium units. The proposed project will not require grading. The property is a 4,600 square foot (0.11 acre) parcel zoned 7-R-2 and shown as Assessor's Parcel Number 009-670-002, located at **1275 Spring Street B** in the Montecito area, First Supervisorial District. (Judy Palmer appeared)

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

**MBAR COMMENT:**

- **Looks fine, in a hidden backyard area.**

**11. 07BAR-00000-00142 Dealy Pool Cabana 240 Santa Rosa Lane**  
07CDP-00000-00077 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Mike Sullivan, agent for the owner, Peter Dealy, to consider Case No. 07BAR-00000-00142 for **conceptual review of a new pool cabana of approximately 600 square feet**. The following structures currently exist on the parcel: residence of approximately 3,300 square feet with a detached garage of approximately 600 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-300-001, located at **240 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Mike Sullivan appeared)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final. Michaelson recused from discussion of this item. The following comments were made:**

**MBAR COMMENTS:**

- **Match window and eave detailing of house.**
- **Show pool equipment enclosure with opening away from any neighbors that could be impacted by noise.**
- **Submit more photos from street and of existing house and garage to show how cabana will fit in.**

**12. 07BAR-00000-00066 E.M.D. LLC Single Family Dwelling and Guesthouse 1122 E. Mountain Drive**  
07LUP-00000-00277 (J. Ritterbeck, Planner 568-3509) Ridgeline: Rural

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **further conceptual review and preliminary approval of a new residence of approximately 4,404 square feet with an attached garage of approximately 800 square feet, basement of approximately 1,774 square feet, and guesthouse of approximately 786 square feet**. The lot is currently vacant. The proposed project will require approximately 1,375 cubic yards of cut and approximately 1,375 cubic yards of fill. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, and 6/04/07) (Robert Foley, Grant Castleberg, Harry Fowler appeared)

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

**Comments from MBAR as a whole:**

- **Ready to move project forward. Would prefer to see a smaller house, but has seen a lot of work on this project and can accept it as presented today. Appreciates the landscape, grading and drainage issues.**
- **Return with a warmer plaster color and have it relate better to the trim color.**
- **Provide a sample of roof tile. It is not to be red.**

**Comments from each member:**

- **Edwards – Consider a restudy of arches and columns. Columns appear skimpy and should be a little wider and arches a little lower. Thinks we lack any organic architecture and that guidelines could be stronger.**
- **Zilles – In Resource Management areas the mountains are a resource for everyone to enjoy. Concerned that only architecture is being considered without any other inputs or consultants to address resource management (there is the view, the ecology). There**

are some architecture and landscape solutions, but a smaller size and footprint is better for resource protection. Would like to see LEED certified architects leading projects in the Resource Management Zone (RMZ). Resources on the site should be identified, a building site should be identified based on what resources are there. Just wants all to be aware of what the community might be losing because there is no assessment of the resources. Afraid we might not know what we are losing until later. That said, does think this project's solution is pretty sophisticated and has come a long way. It does not affect the neighborhood as much as it would the larger community below. Would still prefer a smaller project.

- **Ketzel** – Agrees with much that has been said, but does not want to send them back for more redesign.
- **Spann** – Struggles with these RMZ projects and feels there is not a lot of language that directs them on what projects are ok to say no. But the houses in Oak Creek Canyon are a different situation – a map was approved prior to requirements to implement RMZ and Hillside Montecito Overlay, and those lots also have many conditions of approval, including a requirement that leads to a more Mediterranean design, that aide in getting those projects approved. This lot is not in Oak Creek Canyon. But there isn't a movement in town towards LEED projects. But there does appear to be some disconnect and believes it should be addressed in community plan.
- **Michaelson** – Project has come a long way, but this one does not affect the neighbors so much but how the project is seen from the larger community below as they look into the hills. Mr. Thielscher's points should be well-taken and seriously considered as future projects come forward. This project has come a long way. Can support some aspects of the project but thinks it should be a lot smaller in terms of square footage.

#### **PUBLIC COMMENT:**

- **Jeff Smith** – Wants to see house set back farther, appears to be too close to front of lot. Has not demonstrated that proposed landscape is enough to reflect appropriate screening. Also concerned with drainage and curve in access road that might cause issues with construction vehicles.
- **Dick Thielscher** – Resource Management Zone (RMZ) gives direction for limited residential uses and 3,500 square feet is not limited in his mind. It is a lot of house in a prominent position. House should be smaller and set back further. If house was smaller, it would be easier to set it back further. The house design is very attractive but the foothills really set the semi-rural character of Montecito. Even with 3,500 square foot homes in these areas, will lose that semi-rural character. As the foothills develop, as large homes are approved, that will set the tone for future development in RMZ. Previous large homes built there were built before the Community Plan was approved, before these lands were zoned Resource Management.
- **Bill Palladini (MA)** – Reiterates Mr. Thielscher's concerns. It's a community issue. Starting to see more houses built in the Resource Management Zone and it seems that these projects are departing from the intent of the zone.
- **Claire Gottsdanker** – Intent of the Hillside Montecito Overlay section in the *Montecito Guidelines* is to give people a set of development standards that they have to comply with and a set of guidelines so as to allow people in the hillside area to build on their lots but that houses should be somewhat reduced in size bulk and scale. That's why there are lower heights, smaller recommended floor areas, and why there are so many guidelines on color, etc. to lower and mitigate development. Because it was clear that there were many property owners in that area that have a right to build, but from community's standpoint, you can build on it and lets get the best kind of building we can do on those lots that we are going to see.

13. **07BAR-00000-00129** **Largura Single Family Dwelling and Guesthouse** **2480 Bella Vista Drive**  
07LUP-00000-00336 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **conceptual review of a new two-story residence of approximately 5,700 square feet with basement of approximately 1,500 square feet, garage of approximately 680 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 6 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,300 cubic yards of cut and approximately 800 cubic yards of fill. Approximately 22,000 square feet of native vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07) (Bob Easton, Brian Felix, Josh Monroy, Robert Lagura appeared)

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

**Comments from MBAR as a whole:**

- **MBAR was expecting to see more changes to the project; a smaller project.**
- **Put up story poles and inform MBAR secretary when they are ready. Poles should be bright orange so they are easy to see.**
- **It seems to be the apparent mass of the building that is causing concern. In order to reduce the apparent mass of the project or its visibility, the following design options can be explored, individually or in various combinations:**
  - **Change the architectural style, could be more organic.**
  - **If keeping the same style, then make it appear smaller.**
  - **Lower roof heights.**
  - **Eliminate second story.**
  - **Choose colors for roof, house that blend into natural environment, use a natural or darker shade of sandstone.**
  - **Reduce square footage.**
  - **Push the house far back on site and redesign fire access. This option indicates restudy of the entire site design.**

**Comments from each member:**

- **Zilles – Has heard all the arguments and believes they are here to have an open discussion so that the community does not end up having to live with what is the applicant's responsibility. Believes there is still an ongoing discussion on how the guidelines apply. Does not want to see this end up as a community disaster with folks asking who approved this as they do on Coast Village Road. A 5,700 square foot house is a lot to ask of this site. Still waiting for houses built 20 years ago to be landscaped out but they are not. People want to keep their views. It's the whole community.**
- **Michaelson – The project has a good architect who has been much more creative in the past than on this project. Mr. Jaffe's letter indicates he doesn't really live in this neighborhood. Thought the very first iteration of this project was one-story (with basement) at first, with applicant's stated request that he only wanted one story, and now it's two story.**
- **Nulty – There's a large roof area over dining/living area that could be reduced. What about a roof well, flattened in middle, also provides location for equipment. Why not go to one story on this site? Could more easily support a smaller, one-story project. Does not see much change as result of changes in grading, not much decrease in height of second story despite the reworking of grading. It is the apparent mass that he responds to (how the house appears rather than square footage of house) as well as**

**the amount of public comment that is concerned about the apparent mass. The access road is in, there is no fixing it now.**

- **Ketzel – Sees very little change from before. Does not think pushing the house back seven feet has really changed the profile.**
- **Spann – Likes the overall design changes that have been proposed, different from what they brought to MBAR before, but does not think the project has gone far enough.**

#### **PUBLIC COMMENT:**

- **John & Kate Gura (letter)** – Concerned with location of the house on the ridgeline. Would like to see it pushed back.
- **Bevin Cherot (letter)** – Concerned with the size and scope of the house on a small pad. Would loom over Bella Vista Dr. Should be pushed back.
- **Thomas McCarthy Jr. (letter)** – Should push it into the saddle. Would like to see the 800 square foot guesthouse be the main house on this lot.
- **Kathy Freston (letter)** – Concerned with the size.
- **Robert Nakasone (letter)** – Supports the proposed house.
- **Michael Jaffe (letter)** – Supports the proposed house.
- **David Goldman** – The *Montecito Guidelines* want the least impacts possible. Believes that this site needs that. Have you seen the road? The applicant is not concerned with impacts so we can expect more of the same.
- **David Peterson** – The size of the house does not matter if it is pushed back. But these same developers have an adjacent lot that will push the envelope even more. It is not like they didn't know the difficulties with this site. They are seasoned and they are pushing the development out, not back.
- **Kay Peterson** (showed picture of site from 11 years ago) – When she bought her house 11 years ago she loved the view. It is really the mountain views that make this place special and is extremely disappointing to see what is happening to the hills. The subject site has a small pad. It is so visible from Bella Vista, from the trail and from below. The house doesn't need a green roof or to be a bunker. But the price of the parcel recognized that you couldn't get much on it, which is why she didn't buy it herself. The *Guidelines* are very clear about development in the hills. The fact that others got to build before with the old regulations is not at issue.
- **William Gould** – Lives in a Bob Easton house. There's already been thousands of cubic yards of grading. Believes these guys can set a model for the community.
- **Anne Gould** – Has three acres around her house and lots of trees. But if her house was up on this lot it would be an eyesore. The project should be tasteful and address drainage (down driveway and into Romero Creek).
- **Bill Palladini (MA)** – Asked why 22,000 square feet of vegetation is being removed. Whether it's vegetation clearance or control of flooding down Romero Creek, all of these are reasons why there is a Resource Management Zone, and the intent is for limited development. So, the question is whether this intensive development is the appropriate kind of development for RMZ.
- **Roger Kritz** – You cannot mitigate one disaster with another. It is a two home project ultimately. The *Guidelines* are clear. Build it within the *Guidelines*.
- **Dick Thielscher** – Staff had it right originally with approval of only an 800 square foot house, tucked into the saddle, not 5,000 square feet. The comments about other homes do not have merit as they were approved prior to the Montecito Community Plan approval and the *Guidelines* approval. A small home can be built in there and still have views. But this project is out of keeping with the Community Plan and *Guidelines*.
- **Tony Harbour (MA)** – It is incumbent on the architect for high quality architecture. Such a prominent site really calls for high quality architecture. Not sure we have it for this site.

***There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzel moved, seconded by Nulty, and carried by a vote of 5 to 0 (Ketzel and Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, July 2, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 8:03 P.M.