



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of July 11, 2005

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

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

### COMMITTEE MEMBERS PRESENT:

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

**COMMITTEE MEMBERS ABSENT:** Donald Nulty and Marsha Zilles

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15+

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** Ketzel moved, seconded Michaelson and carried by a vote of 4 to 0 (Maphis, Nulty and Zilles absent) to adopt the Agenda Status Report.

**ITEM NO. 2 – Warren continued to July 25, 2005**

**ITEM NO. 4 - Jones continued to July 25, 2005.**

**ITEM NO. 7 - Lot 10 – Saunders continued to July 25, 2005.**

**ITEM NO. 16 – LaWarre continued to July 25, 2005.**

**III. MINUTES:** Edwards moved, seconded by Maphis and carried by a vote of 4 to 0 (Ketzel abstained/Nulty and Zilles absent) approve the Minutes of June 20, 2005.

<p><b>The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.</b></p>
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and shown as Assessor's Parcel Number 009-313-013, located at **1331 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 3/14/05, 4/25/05 and 5/9/05)

**ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 4 to 0 to continue to July 25, 2005. (Maphis, Nulty and Zilles absent)**

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

Request of Sophie Calvin, architect for the owners, Mr. & Mrs. Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for **final approval of a demolition to an existing residence, shed and greenhouse and construction of a new single story residence of approximately 2,842 square feet and a new deck of approximately 508 square feet. An existing attached garage of 361 square feet would be retained.** The following structures currently exist on the parcel: single family residence of approximately 1,086 square feet with an attached garage, a greenhouse of approximately 108 square feet, and shed of approximately 169 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 105 cubic yards of fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-019, located at **440 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 4/25/05, 5/9/05 and 5/23/05) (Sophie Calvin and Jerry Gutterman appeared)

**ACTION: Michaelson moved, seconded by Edward and carried by a vote of 4 to 0 to grant final approval of 05BAR-00000-00091 with the following condition. (Maphis, Nulty and Zilles absent)**

**Condition:**

- Exterior lighting to use opaque glass rather than clear or seeded.

4. **Jones New Residence,**  
**04BAR-00000-00348 Garage and Guesthouse 1372 Oak Creek Canyon Road**  
04LUP-00000-01335 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **final approval of a new residence of approximately 6,250 square feet, garage of approximately 787 square feet and guesthouse of approximately 799 square feet.** The parcel is currently vacant. The proposed project will require approximately 1,650 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 4.88 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 1/24/05, 4/25/05, 5/9/05 and 6/20/05)

**ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 4 to 0 to continue to July 25, 2005. (Maphis, Nulty and Zilles absent)**

**PRELIMINARY APPROVAL**

5. **04BAR-00000-00299 Prenatt Addition & Remodel 135 Santo Tomas**  
04CDP-00000-000154 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **preliminary approval of a addition and remodel of approximately 347 square feet to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 3,086 square feet and garage/storage of

approximately 426 square feet. The proposed project will not require grading. The property is a 0.38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-241-008, located at **135 Santo Thomas** in the Montecito area, First Supervisorial District. (Continued from 12/6/04, 1/24/05 and 5/23/05) (Jock Sewall appeared)

**ACTION: Edwards moved, seconded by Maphis and carried by a vote of 5 to 0 to grant revised preliminary approval of 04BAR-00000-00299 with the following comment. (Nulty and Zilles absent)**

**Comment:**

Window is ok because of existing dense vegetation along property boundary which screens & provides privacy from adjacent lot.

6. **05BAR-00000-00124 Adams Addition and Interior Remodel 202 Olive Mill Road**  
05LUP-00000-00546 (Alice Daly, Planner 568-2059) Ridgeline: N/A

Request of Jason Grant, architect for the owner, Elyse Adams, to consider Case No. 05BAR-00000-00124 for **preliminary approval of a new three (3) car garage of approximately 851 square feet, artist studio of approximately 792 square feet and remodel of approximately 3,451 square feet.** The following structures currently exist on the parcel: residence of approximately 2,626 square feet and guest house of approximately 575 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-640-003, located at **202 Olive Mill Road** in the Montecito area, First Supervisorial District. (Continued from 6/6/05) (Jason Grant appeared)

**ACTION: Michaelson moved, seconded by Ketzal and carried by a vote of 4 to 0 to grant preliminary approval of 05BAR-00000-00124 with the following comment.**

**Comment:**

- Final on Consent ok.

7. **04BAR-00000-00220 Lot 10 Sanders Co-Trust New Residence San Ysidro and San Leandro Lane**  
05CDP-00000-00030 (Michelle Wilson, Planner 568-2910) Ridgeline: N/A

Request of B3 Architects, architect for the owner, Richard W. Sanders, Co-Trustee, to consider Case No. 04BAR-00000-00220 for **preliminary/final approval of a new residence of approximately 4,367 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.87 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-005, located at **the corner of San Ysidro and San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued 10/11/04 and 6/20/05)

**ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 4 to 0 to continue to July 25, 2005. (Maphis, Nulty and Zilles absent)**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P. M.**

8. **05BAR-00000-00099 Marsted & Bermant New Single Family Dwelling 660 Orchard Avenue**  
05LUP-00000-00455 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Peikert Group, architect for the owners, Melissa Marsted and Andrew Bermant to consider Case No. 05BAR-00000-00099 for **preliminary/final approval of a new residence of approximately 2,014 square feet and garage of approximately 420 square feet.** The property

is currently vacant. The proposed project will require approximately 40 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.17 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-013, located at **660 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 4/25/05 and 5/9/05) (Melissa Marsted appeared)

**ACTION: Ketznel moved, seconded by Maphis and carried by a vote of 4 to 1 to grant preliminary approval of 05BAR-00000-00099 with the following comment. (Michaelson opposed, Nulty and Zilles absent)**

**Comment:**

In support of front setback modification of 3.5 feet because house would be in line with neighboring structures, modification is minor in nature and results in better site design in addressing immediate neighbors concerns as expressed at previous meetings

**Biltmore Hotel Addition**

9. **05BAR-00000-00036 & Remodel: Building U 1260 Channel Drive**  
05CDP-00000-00064 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Thomas Bollay, architect for the owners, BB Properties, to consider Case No. 05BAR-00000-00036 for **preliminary/final approval of a 529 square foot addition to and remodel of Building U**. The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 50 cubic yards of cut and approximately no fill. The property is a 12.32 acre parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 3/14/05) (Thomas Bollay and Steve Welton appeared)

**ACTION: Michaelson moved, seconded by Ketznel and carried by a vote of 5 to 0 to grant preliminary/final approval of 05BAR-00000-00036. (Nulty and Zilles absent)**

**Neighbor Comments:**

J'Amy Brown – please continue to condition construction parking to minimize impacts to neighborhood. Is the seawall tied to this project

10. **04BAR-00000-00344 Corona Pool Cabana 1630 N. Jameson Lane**  
04CDP-00000-00027 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Efrain Corona, to consider Case No. 04BAR-00000-00344 for **preliminary/final approval of a new pool cabana of approximately 238 square feet and related pool hardscape, trellis and fence**. The following structures currently exist on the parcel: single family residence of approximately 2,888 square feet, garage of approximately 330 square feet, second residential unit of approximately 831 square feet over 4-car garage of approximately 1,090 square feet and accessory structure of approximately 280 square feet. The proposed project will not require grading. The property is a 1.6 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 007-333-003, located at **1630 N. Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 1/24/05 and 6/20/05) (Robert Stamps appeared)

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 to grant preliminary/final approval of 04BAR-00000-00344 with the following condition. (Nulty and Zilles absent)**

**Condition:**

- Exterior colors to match main residence.

**11. 05BAR-00000-00072 Decker New Residence and Second Unit 660 Stonehouse Lane**  
05LUP-00000-00704 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Steve Decker, to consider Case No. 05BAR-00000-00072 for **preliminary approval of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, attached residential second unit of 924 square feet and conversion of the existing single family dwelling to an artist studio of 800 square feet.** There is an approximately 800 square foot house currently existing on the parcel. The proposed project will require approximately 125 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 4/11/05, 5/9/05 and 6/20/05) (Bob Easton appeared)

**ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 5 to 0 to grant preliminary approval of 05BAR-00000-00072 except for the Residential Second Unit, which was not reviewed.**

**12. 05BAR-00000-00149 Lundegard Addition/Interior Remodel 27 Butterfly Lane**  
05CDH-00000-00028 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of Bob Easton, architect for the owners, John Lundegard, to consider Case No. 05BAR-00000-00149 for **preliminary/final approval of an addition to an existing residence of approximately 340 square feet.** The following structures currently exist on the parcel: residence of approximately 6,150 square feet, garage of approximately 550 square feet and cabana of approximately 640 square feet. The property is a .61 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-036, located at **27 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 6/20/05) (Bob Easton appeared)

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

**Comments:**

- Can support the project, previous comments on the shutters have been addressed.
- Preliminary/final on consent ok.

**CONCEPTUAL REVIEW**

**13. 05BAR-00000-00159 Adams Single Family Dwelling 1376 Oak Creek Canyon Road**  
05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Applicable/Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **conceptual review of new residence of approximately 4,552 square feet, garage of approximately 677 square feet and pool approximately 10 feet by 38 feet.** There is no structure on the parcel: The proposed project will require approximately 2,900 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 6.05 acre parcel zoned Res-100 and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Robert Senn appeared)

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

**Comments:**

- Show screening of retaining walls.
- Bring back landscape plan; grading & drainage plan.
- Show design of stone bridge that will hide man-made drainage element.
- Likes the architecture.

14. **05BAR-00000-00161** **Peterson Attached Second Residential Unit and Carport** **60 Butterfly Lane**  
(No Planner Assigned) Ridgeline: N/A

Request of Raymond Appleton, agent for the owners, Sandra Petersen, to consider Case No. 05BAR-00000-00161 for **conceptual review of an attached residential second unit of approximately 598 square feet and carport of approximately 380 square feet.** The following structures currently exist on the parcel: residence of approximately 2,338 square feet, garage of approximately 378 square feet, carport of approximately 365 square feet and storage shed of approximately 84 square feet. The property is a 0.33 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-026, located at **60 Butterfly Lane** in the Montecito area, First Supervisorial District. (Raymond Appleton appeared)

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

**Comments (on carport only):**

- Extend posts so that arbor reads as a full arbor from front of carport to house.
- Framing should be oversized rather than undersized.
- Show framing and lighting plan.
- Conceal the slope by using a level fascia at perimeter of carport.

**Neighbor Comments:**

Richard Shaikowitz (letter) – supports project.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.**

15. **03BAR-00000-00133** **Ylvisaker Demo and New Residence** **416 Pimiento Lane**  
03LUP-00000-00762 (Robert Dostalek, Planner) Ridgeline: N/A/Urban

Request of Kim Reicks, agent for the owners, Don and Anna Ylvisaker, to consider Case No. 03BAR-00000-00133 for revised **conceptual/preliminary/final approval for remodels 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 and 8/18/03) (Kim Reicks, Don and Anna Ylvisaker appeared)

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

**Comments:**

- Landscape looks nice.
- Re-study great room fenestration on north and west elevations.
- Re-study roof pitch – 3 in 12 or 4 in 12 might be better; 5 in 12 too flat.
- Otherwise looks good.

**16. 05BAR-00000-00163 LaWarre Addition and Remodel 1130 Channel Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Vadim M. Hsu, architect for the owners, William LaWarre, to consider Case No. 05BAR-00000-00163 for **conceptual review of a residential addition of approximately 738 square feet and remodel of approximately 1,000 square feet.** The following structures currently exist on the parcel: residence of approximately 1,402 square feet and detached 2 car garage of approximately 620 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-015, located at **1130 Channel Drive** in the Montecito area, First Supervisorial District.

**ACTION: Ketzler moved, seconded by Michaelson and carried by a vote of 4 to 0 to continue to July 25, 2005. (Maphis, Nulty and Zilles absent)**

**17. 05BAR-00000-00166 Goerner New Single Family Residence 1017 Hot Springs Road**  
(No Planner Assigned) Ridgeline: Applicable/Rural

Request Bob Goda, architect for the owners, John Goerner, to consider Case No. 05BAR-00000-00166 for **conceptual review of a new residence of approximately 3,222 square feet and garage and storage of approximately 1,032 square feet.** There is no structure currently on the parcel. The proposed project will require approximately 1,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 40 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-010-008, located at **1017 Hot Springs Road** in the Montecito area, First Supervisorial District. (Mark Goerner, John Goerner and Bob Goda appeared)

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

**Comments:**

- Exciting design – probably not very visible.
- Will probably need some retaining walls along access road, will look for terracing and screening of walls if greater than six feet; will want to see how the road and walls will appear.
- Access road retaining walls could have same treatment as house to achieve the organic sandstone appearance as proposed for house.
- A model would be helpful.
- The pool is too close to edge of bluff – pull back.
- Really appreciates the solar aspect, the environmental design and use of the landscape.

**Neighbor Comments:**

Susan Petrovich (for Susan & Jeff Bridges) – concerned about proposed cut/fill amounts and if that will include road improvements; how will project fit in with height restrictions of Ridgeline & Hillside regulations. Also, that end of Hot Springs ROW abandoned and not maintained, if any more damage occurs from construction of this house who will fix.

Eric Burkhardt (for Kevin Harder) – concerned with erosion/soil stability and drainage from the access road, trails issues.

Jane Habermann – concerned with access road steepness & all the erosion that has occurred since it was graded. Also lack of maintenance at end of Hot Springs Road.

18. 05BAR-00000-00167 **DeSantillana Single Family Dwelling Addition** 559 El Bosque Road  
 05LUP-00000-00753 (No Planner Assigned) Ridgeline: N/A

Request of Tom Jacobs, architect for the owners, Gerry DeSantillana to consider Case No. 05BAR-00000-00167 for **conceptual/preliminary review of an addition of approximately 672 square feet**. The following structures currently exist on the parcel: residence of approximately 1,303 square feet, garage of approximately 216 square feet and storage of approximately 729 square feet. The property is a 0.92 acre parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 011-021-011, located at **559 El Bosque Road** in the Montecito area, First Supervisorial District. (Tom Jacobs appeared)

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

**Conditions:**

- Tone down the plaster color; proposed yellow is too intense.
- Provide landscape plan that includes adequate screening of southwest corner & show footprints better on adjacent properties.
- Show how handling drainage from the addition on this site so as not to contribute to larger neighborhood runoff concerns.

**Comments:**

- Good job pulling house together.

**Neighbor Comments:**

Connie & Peter Harvie – why couldn’t addition be oriented further north on the lot, away from their backyard, how tall is addition?

Paul Trent (letter) – changes are appropriate for the neighborhood & encourages approval.

Maureen Masson – only concern is that the addition does not contribute more rain runoff onto her property

19. 05BAR-00000-00172 **Berkoff Trust New Residence Guesthouse, Cabana and Garage** 700 Picacho Lane  
 (No Planner Assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for **conceptual review of new residence of approximately 9,860 square feet, guest house of approximately 800 square feet, cabana of 800 square feet, garage of approximately 800 square feet and accessory structure of approximately 500 square feet**. There are no structures on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor’s Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District. (Robert Foley and Chris Jacobs appeared)

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

**Comments:**

- Show a plan with neighboring parcels and building footprints.
- Provide story poles (as applicant proposes will work)
- Southeast corner needs further study for grading/drainage
- Need a site section between cabana, tennis court
- Likes the design, nice break from Spanish/Mediterranean.
- Still a bit undecided on size – it would be well-screened and is in keeping with the sizes in the neighborhood.

**Neighbor Comments:**

Sophie Calvin (for Jim Nigro) – concerned with secondary access road along east boundary, height of tennis court and retaining walls, how grading for both will be resolved and road surface (prefers semi- permeable).

Richard Filippini (letter) – concerned with size being over recommended FAR, overall height and specifically height of cupola and if it will be lighted.

David Grokenberger (for Mr. & Mrs. Gluck to north, also letter) – placement of house on lot, height of structure and screening hedge, maintenance of some ocean view.

Mark Manion (represents current property owner, not applicant) – screening, trees cut without owners permission.

Fred Lukas – only concerned that drainage is not impacted.

**20. 05BAR-00000-00029 Spiva Addition and Garage 768 Ayala Lane**  
05LUP-00000-00547 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for **further conceptual review of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet.** The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Continued from 3/14/05, 5/23/05 and 6/20/05) (Jyl Ratkevich & George Spiva appeared)

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

**Comments:**

- Need to create a relationship, symmetry, an axis that relates the historic gardens to the terrace and take advantage of views to the gardens. Gardens are dominant, house needs to reflect it.
- Stairs between house and terrace need to reflect axis but also should include angles.
- Seems to be too much driveway. Keep garage at 90 degree angle to house & keep driveway as narrow as possible.
- Architecture is fine; roof could be 3 in 12.
- Study eve details.
- Expressed thanks for working with neighbors.

**Neighbor Comments:**

James Hartle – believes applicant has addressed his concerns re: density of units and landscape screening.

Carl Schulhof – he's most affected as being adjacent and lower, proposal would still look down and into his second story, pushing back house further would solve it or go one story.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Spann moved, seconded by Ketzal, and carried by a vote of 5 to 0 (Nulty and Zilles absent) that the meeting was adjourned until 7:40 P.M. on Monday, July 25, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:40 P.M.

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