

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 16, 2007

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(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 3:00 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:

Sarah Clark, Planner, Development Review
Selena Buoni, Planner, Development Review
Travis Cleveland, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 17

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

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

Item No. 6 – Lufkin Footbridge (05BAR-00000-00258) – Dropped from the Standard Agenda.

III. MINUTES: Edwards moved, seconded by Zilles and carried by a vote of 4 to 0 (Michaelson, Ketzal, Maphis abstained) to approve the Minutes of July 2, 2007, as revised.

PRELIMINARY APPROVAL

2. **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 **preliminary/final approval 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. (Continued from 6/18/07) (Mike Sullivan appeared)

ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 6 to 0 to 1 (Michaelson recused) to grant preliminary/final approval of **07BAR-00000-00142.**

3. **06BAR-00000-00301** **Cole Single Family Dwelling Addition** **736 Coyote Road**
06LUP-00000-01075 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Heidi Jones, Suzanne Elledge Planning and Permitting Services, agent for the owner, Alexandra Cole, to consider Case No. 06BAR-00000-00301 for **preliminary/final approval of an as-built addition of approximately 696 square feet to the existing residence and removal of a partially constructed second floor loft.** The following structure currently exists on the parcel: residence of approximately 1,916 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-090, located at **736 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 1/08/07 and 1/22/07) (Alex Cole appeared)

ACTION: Ketzler moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant preliminary/final approval of **06BAR-00000-00301.**

4. **06BAR-00000-00319** **Horning Pool, Cabana, Trellis, Entry Gate, and Wall** **1361 Danielson Road**
06LLA-00000-00012 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
06CDP-00000-00143

Request of Susan McLaughlin, Suzanne Elledge Planning and Permitting Services, agent for the owners, Rob and Khara Horning, to consider Case No. 06BAR-00000-00319 for **preliminary/final approval of a new pool with cabana of approximately 198 square feet, trellis of approximately 380 square feet, and new entry gate and wall.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guesthouse of approximately 515 square feet, and barn of approximately 515 square feet. The proposed project will require approximately 245 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 1/22/07) (Lloyd Malear, Karen McConaghy appeared)

ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 7 to 0 to grant preliminary/final approval of **06BAR-00000-00319.**

CONDITION:

- **Details 22 on Sheet B3 reduce height of fence/wall and gate to no higher than 6 feet and pilasters/columns to no higher than 8 feet.**

5. **Dene Demo/New Single Family Dwelling and Garage** **416 Camphor Place**
07BAR-00000-00028
07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Thomas McMahon, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **preliminary/final approval of a new single-story residence of approximately 3,300 square feet with an attached garage with laundry facility of approximately 500 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, a detached garage of approximately 324 square feet, guesthouse of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to be demolished). The proposed project will require removal of up to 11 trees (including one 9-inch and one 13-inch oak) and approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 2/26/07, 4/09/07, 4/23/07, 5/21/07, 6/04/07, and 7/02/07) (Thomas McMahon appeared)

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 to 1 (Maphis recused) to grant preliminary/final approval of 07BAR-00000-00028.

MBAR COMMENT:

- Appreciates the efforts to present and design a project that fits into the neighborhood.

6. **Lufkin Footbridge** **135 Pomar Lane**
05BAR-00000-00258
05CDH-00000-00038 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for **preliminary approval of a four foot wide and approximately twenty-six foot long footbridge.** The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with an attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **007-322-002**, located at **135 Pomar Lane** in the Montecito area, First Supervisorial District (Continued from 11/21/05 and 4/23/07)

ACTION: Edwards moved, seconded by Ketzell, and carried by a vote of 5 to 0 (Zilles, Nulty absent) to drop 05BAR-00000-00258 from the Standard Agenda. See *Agenda Status Report*.

7. **Halstead LLC Single Family Dwelling and Cabana** **1398 Oak Creek Canyon Road (Lot 7)**
07BAR-00000-00049
07LUP-00000-00280 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **preliminary approval of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, pool cabana of approximately 317 square feet, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 2,350 cubic yards of cut and approximately 2,100 cubic yards of fill. Three oak trees are proposed to be removed. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 5/07/07) (Robert Foley, Chris Jacobs, Harry Fowler, Chuck McClure appeared)

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

MBAR COMMENTS:

- **House design and colors are fine.**
- **Only issue is regarding the driveway retaining wall in particular and other site walls and how the landscaping will provide adequate screening. Provide details of how the landscape screening will be addressed to accomplish successful screening and revised plans for retaining walls split between two five-foot walls instead of one ten-foot wall. Wants to see walls addressed in a more naturalistic way perhaps incorporating some larger boulders in the wall. Concerned with how the fire turn around is going to work sandwiched in between two oaks.**

PUBLIC COMMENT:

- **Bill Palladini (Montecito Association)** – All these sites very visible to community below. Splitting the driveway retaining wall into two walls is better than having one retaining wall of 10 feet. Planting trees for screening is great but how are they going to take root? Care will be important. Minimize runoff that goes onto the road is important. Still seems like a lot of grading and exposed areas of rock will really stand out. Very helpful to cover any exposed area.
- **Dick Thielscher** – Many people ask him about Oak Creek Canyon homes. Bill's comments important. Building envelopes are approved but they could be moved. There is a site on this lot further east which presents a less visible building site and should be considered. That several good sized mature oaks are staying is good. How will anything be grown to cover the retaining walls given the rockiness of the site? Hasn't seen guest house story poles, have they been removed?

CONCEPTUAL REVIEW

8.	07BAR-00000-00182	Nadel Single Family Dwelling Addition	1127 Hill Road
	07CDH-00000-00018 (J. Ritterbeck, Planner 568-3509)		Ridgeline: N/A

Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00182 for **conceptual review of the demolition of a 236 square foot covered patio and construction of a new 544 square foot covered patio, for a net increase of approximately 308 square feet to the existing residence.** The following structures currently exist on the parcel: a single-family residence of approximately 4,196 square feet (net) with an attached garage of approximately 777 square feet, a guesthouse of approximately 768 square feet, and pool house of approximately 798 square feet. The proposed project will not require grading or tree removal. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-036, located at **1127 Hill Road** in the Montecito area, First Supervisorial District. (John Watson appeared)

Project received conceptual review only. No action taken. The following comment was made:

MBAR COMMENT:

- **Looks fine.**

9. 07BAR-00000-00166 Stone Pool Cabana 660 Stonehouse Lane
07LUP-00000-00453 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **conceptual review of a pool cabana of approximately 437 net square feet.** The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 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. (Bob Easton 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.

10. 07BAR-00000-00158 Black Single Family Dwelling Addition/Remodel 329 San Ysidro Road
07LUP-00000-00411 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Harrison Design Associates, architect for the owner, Noel Black, to consider Case No. 07BAR-00000-00158 for **conceptual review of a master suite addition of approximately 596 square feet, a deck of 172 square feet and a master bed/kitchen remodel of approximately 289 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,720 square feet with a detached garage of approximately 912 square feet, and guesthouse of approximately 556 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-037, located at **329 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 7/02/07) (Adele Goggia, Noel Black appeared)

Project received conceptual review only. No action taken. Spann recused from discussion of this item. Applicant may return for preliminary/final on consent. The following comment was made:

MBAR COMMENT:

- Looks like a nice addition.

11. 07BAR-00000-00159 Young/Johnson Single Family Dwelling Addition/Remodel 449 Court Place
07LUP-00000-00420 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Glen Deisler, Harrison Design Associates, architect for the owners, Martin Johnson and Olinda Young, to consider Case No. 07BAR-00000-00159 for **conceptual review and preliminary/final approval of an addition/remodel of approximately 1,649 gross (1420 net) square feet to the existing residence and an addition of approximately 328 gross (265 net) square feet to the existing garage. The project also proposes 529 square feet of new covered terraces and 852 square feet of new uncovered terraces.** The following structures currently exist on the parcel: residence of approximately 3,373 square feet with an attached garage of approximately 636 square feet, 31 square feet of covered terraces, and 448 square feet

of uncovered terraces. The proposed project will require approximately 156 cubic yards of cut and approximately 651 cubic yards of fill. The property is a 1.24 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-450-006, located at **449 Court Place** in the Montecito area, First Supervisorial District. (Continued from 7/02/07) (Adele Goggia, Brian Brodersen appeared)

ACTION: Edwards moved, seconded by Michaelson, and carried by a vote of 6 to 0 to 1 (Spann recused) to grant preliminary/final approval of 07BAR-00000-00159.

CONDITIONS:

- Provide a softer, darker color that fits the stone better; the proposed white will be too white on the building.
- No seeded or clear glass in the light fixtures.
- Southeast retaining wall to have several layers of vegetation (not just trees) to provide screening including plants that grow up from base of wall and plants that cascade over the top.

MBAR COMMENT:

- Window/door schedule on final plans for a review by Don Nulty or Ray Ketzel.

PUBLIC COMMENT:

- Scott Brittingham (letter) – Supports proposal.

12. **Hardy (formerly Stewart-Kahmann) Revised**
07BAR-00000-00152 New Single Family Dwelling and Garage 90 Butterfly Lane
07CDP-00000-00081 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **conceptual review and preliminary approval of the construction of a new 2-story residence of approximately 2,742 square feet with an attached 2-car garage of approximately 546 square feet and basement of approximately 1,782 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet and carport of approximately 144 square feet. The proposed project will require approximately 725 cubic yards of cut and no fill. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 7/02/07) (William Cooper, Chuck McClure, Art Bannick appeared)

ACTION: Ketzel moved, seconded by Maphis, and carried by a vote of 5 to 1 to 1 (Michaelson no; Spann recused) to grant preliminary approval of 07BAR-00000-00152. Applicant may return for final.

CONDITION:

- Bring some trees that are bigger and provide more greenery bulk along the street frontage.

PUBLIC COMMENT:

- **Sasha Liebowitz (letter)** – Ensure screening is adequate, that access driveway to her lot is protected for its entire length; if any changes please look at how it would affect her access.
- **Jill Finsten (email letter)** – Is not concerned with longer garage. Did not like circular driveway at front and the area should be green and leafy. Is wall along driveway extending into the driveway? Wants to ensure that driveway will remain 18 feet wide. Wants

reassurance that excavating hole for basement of that size will not affect the stability of her house. Visibility of chimney.

13. **07BAR-00000-00169** **Merzbach Demo/New**
Single Family Dwelling **2090 East Valley Road**
07LUP-00000-00444 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Kurt Magness, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **conceptual review of a new two-story residence of approximately 4,146 square feet with an attached 3-car garage of approximately 800 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: single-story residence of approximately 1,600 square feet with an attached garage of approximately 478 square feet, detached accessory building of approximately 480 square feet, and garden shed of approximately 100 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-016, located at **2090 East Valley Road** in the Montecito area, First Supervisorial District. (Sophie Calvin, Nina Merzbach appeared)

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

MBAR COMMENTS:

- **Plans do not show much imagination yet. Restudy style, restudy windows– decide what it wants to be. Eave line/roof overhang is confusing. Garage does not integrate well with the house.**
- **Not much solar consideration.**
- **Concerned with wall along East Valley – site is currently green, open, needs to be preserved.**
- **Likes the change in approach to site (entrance).**

14. **07BAR-00000-00168** **Appleton Single**
Family Dwelling Additions **667 Romero Canyon Road**
07LUP-00000-00475 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Loren Solin, architect for the owner, Lee Appleton, to consider Case No. 07BAR-00000-00168 for **conceptual review of as-built additions of approximately 450 square feet, and new additions of approximately 329 gross (309 net) square feet to the existing residence, including a covered entry addition of approximately 85 square feet, master bath and closet addition of approximately 105 square feet, and kitchen/dining/laundry remodel with addition of approximately 139 square feet. Reconfiguration and repaving of the existing driveway is also proposed.** The following structures currently exist on the parcel: residence of approximately 1,407 square feet with a detached garage of approximately 375 square feet and a detached workroom of approximately 439 square feet. The proposed project will not require grading. The property is a 0.53 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-003, located at **667 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Loren Solin, Lee Appleton appeared)

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

MBAR COMMENT:

- **Looks wonderful. Really works well with this street and neighborhood.**

PUBLIC COMMENT:

- **John Sperry Reynolds – Looks great.**

- **Patrick Ophuls** – Looks great.
- **George Peterson** - Looks wonderful.

15. 07BAR-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road
(no planner assigned) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **conceptual review of a new two-story residence of approximately 2,799 square feet with an attached garage of approximately 731 square feet and basement of approximately 1,689 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07) (William Araluce appeared)

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

MBAR COMMENTS:

- **Story poles to be provided but after house is reduced in size.**
- **Nulty - House oriented around pool which is some benefit to west neighbors. Corridor on second floor could be flipped to south side to improve on privacy for the neighbor to the south.**
- **Michaelson – Strongly disagrees with two stories in this neighborhood, especially with all of the basement area. Once built house will look too big in this neighborhood.**
- **Edwards – Footprint seems to be determined by oak trees.**
- **Spann – Two curb cuts too much for this, a narrow lot. Pedestrian access is good. Would be better to flip the entire north/south orientation of the house but concerned about the oaks to north. Plates should be lowered in this area (no more than 9-foot first floor, 8-foot second). Likes design concept but needs to be smaller. From street looks ok.**
- **Ketzel – Where does site drain and how will project affect downstream properties?**
- **Zilles – Consider more first floor area and reduce garage area.**

PUBLIC COMMENT:

- **Elizabeth Peace** – Proposal to remove four existing avocado trees and replace with smaller citrus trees will greatly reduce privacy to her lot. This house would be taller and too large. There is a lot of area devoted to driveway and parking in front at the expense of impacting privacy of her backyard.
- **Patrick Ophuls** – Size and scale – does not fit this neighborhood. Basement alone is nearly as large as his house. House located right on the setback and overlooks the backyard of his house, privacy impacts. Should be single story in this area. Tipu tree could also be impacted. Requests story poles.
- **Kathleen Ross** – Two story house too large for lot and original lot is overbuilt, LA feel. Negatively affects neighborhood.
- **Holly Sherwin (letter)** – Opposes project. Two stories is too high, encroaches on setbacks.
- **Lee Appleton** – Likes the design but too much house for this neighborhood.
- **Pam Regan (letter)** – Not in scale with neighborhood, no two stories. Requests story poles.
- **Manzarek Family (letter)** – Does not approve of two stories, lot too small for size of house. Requests story poles.
- **John Sperry Reynolds** – From this point south, smaller homes. North of this lot is larger. Concerns about privacy and size, comments of the other neighbors, is very important.
- **George Peterson** – concerned with two stories and size of house in this neighborhood.

16. 07BAR-00000-00164 Clark Single Family Dwelling 1174 Channel Drive
(no planner assigned) Ridgeline: N/A

Request of Donald G. Sharpe, architect for the owners, Dallas and Peter Clark, to consider Case No. 07BAR-00000-00164 for **conceptual review of a new two-story residence of approximately 4,959 square feet with an attached garage of approximately 600 square feet and basement of approximately 1,916 square feet.** The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill (recompaction only). The property is a 0.27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-029, located at **1174 Channel Drive** in the Montecito area, First Supervisorial District. (Donald Sharpe, Dallas Clark appeared)

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

MBAR COMMENTS:

- **Provide story poles.**
- **Provide a revised an FAR study that indicates how much over or under (as a percentage) the recommended max floor area of each house.**
- **House probably is in the right place over to east side and next to lots of screening, but wants to see all of the project, including the cabana (with story poles). Does not want to leave it to phasing.**
- **Wood styling might be more appropriate.**

PUBLIC COMMENT:

- **Derek Westen (for Cornwalls)** – Cornwalls' major ocean view is diagonally across this lot. Proposal is 100% over the recommended max floor area of the *Guidelines* for the existing lot. If the two lots are merged it would be 50% over. Only the existing legal lot should be looked at until the two lots are merged. Concerned that guesthouse is not being looked at with this proposal, could be significant. Story poles critical before next meeting. Encourages working cooperatively with neighbors. There are changes that could enhance the view corridors of the area neighbors. [Did not state what these would be.] Believes houses over the *Guidelines* were approved prior to adoption of the *Guidelines*.
- **David Cornwell** – Fully understands the plans but believes a couple of things would benefit the project and be a win-win for all the neighbors. [Did not state what these would be.]
- **David Grokenberger (for Chases)** – Same concerns as expressed by Derek Westen. Size of home pushes it forward into view corridors and concerned also with landscaping. Neighbors need to get together and work it out.

17. 07BAR-00000-00170 Conk Single Family Dwelling 1385 Oak Creek Canyon Road (Lot 5)
(no planner assigned) Ridgeline: Rural

Request of Robert Senn, architect for the owner, Chip Conk, to consider Case No. 07BAR-00000-00170 for **conceptual review of a new two-story residence of approximately 5,903 square feet with a basement of approximately 1,712 square feet and a detached garage of approximately 735 square feet. Loggias of approximately 1,085 square feet and decks/balconies of approximately 975 square feet are also proposed.** The lot is currently vacant. The proposed project will require approximately 1,737 cubic yards of cut and approximately 1,523 cubic yards of fill. The property is 6.25 total acres zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-020 and -009, located at **1385 Oak Creek Canyon Road (Lot 5)** in the Montecito area, First Supervisorial District. (Robert Senn, Chris Jacobs appeared)

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

MBAR COMMENTS:

- **Would like to see story poles to ridge tops and south facing corners; east ridge and east facing corners.**
- **Existing big rocks, outcrops and oaks are benefits that can help screen. Do more with landscape in a similar vein.**
- **Concerned with driveway grading and mitigation.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Nulty, and carried by a vote of 7 to 0 that the meeting be adjourned until 2:00 P.M. on Monday, July 30, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:45 P.M.