



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of July 25, 2005

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|                    |                  |                                    |
|--------------------|------------------|------------------------------------|
| Marsha Zilles      |                  | Santa Barbara County               |
| Michele Michaelson |                  | Montecito Community Hall & Library |
| Raymond Ketzal     |                  | 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 3:07 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

|                    |                  |
|--------------------|------------------|
| Marsha Zilles      |                  |
| Michele Michaelson |                  |
| Donald Nulty       | Vice Chair       |
| Anthony Spann      | - Chair          |
| Peter Edwards      |                  |
| Kim Yanagihara     | - MBAR Secretary |
| Julie Harris       | - Planner III    |

**COMMITTEE MEMBERS ABSENT:** Ray Ketzal and Sam Maphis

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 10

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** Michaelson moved, seconded by Nulty and carried by a vote of 5 to 0 (Ketzal and Maphis absent) to adopt the Agenda Status Report.

**ITEM NO. 1 – Music Academy of the West - Dropped**

**ITEM NO. 9 – Arntz Demolition and Addition – Continued to 8/8/05**

**III. MINUTES:** Edwards moved, seconded by Michaelson and carried by a vote of 3 to 0 (Zilles, Nulty abstained and Ketzal and Maphis absent) to approve the Minutes of July 11, 2005.

**C-1. 05BAR-00000-00157 Friedman Addition 150 La Vereda Lane**  
05CDP-00000-00054 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Bruce and Sonia Friedman, to consider Case No. 05BAR-00000-00157 for **preliminary/final on consent of an addition to a lower floor of approximately 464 square feet, addition of a covered balcony of approximately 108 square feet and new roof deck over the existing garage of approximately 702 square feet.** The

following structures currently exist on the parcel: residence of approximately 3,999 square feet, guesthouse of approximately 1,059 square feet and garage of approximately 702 square feet. The property is a 1.3 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-202-008, located at **150 La Vereda Lane** in the Montecito area, First Supervisorial District. (Continued from 6/20/05)(Bob Easton appeared)

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 to grant preliminary/final on consent of 05BAR-00000-00157. (Ketzal and Maphis absent)**

**C-2. 05BAR-00000-00144 Morton Single Family Dwelling Addition 550 Santa Angela Lane**  
05LUP-00000-00612 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Valerie Froscher, architect for the owners, Hughes and Cece Morton, to consider Case No. 05BAR-00000-00144 for **preliminary/final on consent of an addition of approximately 412 square feet**. The following structures currently exist on the parcel: single family residence of approximately 2,106 square feet, garage of approximately 256 square feet and carport of approximately 325 square feet. The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 0.44 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-018, located at **550 Santa Angela Lane** in the Montecito area, First Supervisorial District. (Continued from 6/20/05) (Valerie Froscher appeared)

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 to grant preliminary/final on consent of 05BAR-00000-00144. (Ketzal and Maphis absent)**

**Ty Warner Hotels & Resorts, LLC San Ysidro Ranch Cottages  
Cottage Remodels (Outlook, Magnolia, Oak, Lower Hill, Kennedy, Geranium, Rose,  
Acacia, Bougainvillea, Coleman) New Gatehouse/Restroom and Realignment**  
**C-3. 04BAR-00000-00286 of Roads/Parking 900 San Ysidro Lane**  
05RVP-00000-00001 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

Request of Ken Mineau, Appleton & Associates, architects for the owner, Ty Warner Hotels & Resorts, LLC, to consider Case No. 04BAR-00000-00286 for **final on consent of remodeling plans to the existing Outlook, Magnolia, Oak, Lower Hill, Kennedy, Geranium, Rose, Acacia, Bougainvillea, Coleman Cottages of approximately 8,621 total square feet. The project also includes construction of a new gatehouse, restroom, and realignment of the internal roads and parking areas**. The following currently exists on the parcel: the San Ysidro Ranch Hotel. The proposed project will require approximately 1,100 cubic yards of cut and 1,700 cubic yards of fill. The property is a 19.77 acre parcel zoned C-V and shown as Assessor's Parcel Number 007-050-026, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 4/11/05, 5/9/05 and 6/6/05) (Suzanne Elledge appeared)

**ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5 to 0 continue to August 8, 2005 for final on consent with the following comments. (Ketzal and Maphis absent)**

**Comments:**

Public trail signage was approved by with conditions by County Parks and looks fine.  
Return to consent agenda with entry signage.

**C-4. 05BAR-00000-00184 Music Academy of the West 1070 The Fairway**  
90-CUP-111 RV01 (Natasha Heifetz Campbell, Planner 962-0030) Ridgeline: N/A/Urban

Request of Suzanne Elledge, agent for the Music Academy of the West to consider Case No.

05BAR-00000-00184 for **final on consent of Wood 2 Practice Studio Building 5,980 square feet renovation project, including, but not limed to seismic and acoustical upgrades.** The following structures currently exist on the parcel: Main house, Abravanel Hall, Claeysens Hall, Wood 1 and Wood 2 Studio Buildings, Harger Studio, The Rack, Treasure House and two residences. The property is a 9.04 acre parcel zones 1-E-1 and shown as Assessor's Parcel Numbers 099-282-029 and -030, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. (Continued from 6/20/05)

**ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 5 to 0 to continue to August 8, 2005 for final on consent. (Ketzal and Maphis absent)**

**C-5. 05BAR-00000-00124 Adams Addition/Remodel and Artist Studio 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 **final on consent of a 1,058 square foot addition and remodel of an existing residence of approximately 2,626 square feet and construction of a new 943 square foot detached three-car garage and a new detached 792 square foot artist studio.** The following structures exist on the parcel: residence of approximately 2,626 square feet and guest house of approximately 575 square feet. The project will require approximately 8.5 cubic yards of cut and no cubic yards of fill. 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 and 7/11/05) (Jason Grant appeared)

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 to grant final approval on consent of 05BAR-00000-00124. (Ketzal and Maphis absent)**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- The Chair informed MBAR that he has been requested by the Chair of the Montecito Planning Commission to look into how floor area ratios should be addressed for duplexes.

**VI. STAFF UPDATE:**

- Update placement of Residential Second Units (RSUs) on MBAR agenda. Staff consultation confirmed with County Counsel that RSUs cannot be placed on the MBAR agendas.
- Please mark calendars for tentative joint meeting of Montecito Planning Commission and MBAR on September 21, 2005 for a workshop to discuss respective roles and communication between the two decision-making bodies, neighborhood compatibility issues, recommended floor area ratios and potentially other items from Montecito Architectural Guidelines.
- Reminder: Items on the consent agenda that are not ready for approval and need further review should be moved to standard agenda. The purpose of the consent agenda is to expedite the review of minor projects or minor changes to approved preliminary plans.
- Julie Harris will be out on August 8, 2005 and Alice Daly will be filling in.
- A joint meeting of the County Historic Landmarks Advisory Committee and the MBAR will be held on August 8, 2005 to consider the Coral Casino Renovation Plan. The meeting will be held at 10:30 a.m. in the Board of Supervisors Conference Room located on the 4<sup>th</sup> floor of the County Administration Building.

**STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.**

**FINAL APPROVAL**

1. **05BAR-00000-00148** **Music Academy of the West** **1070 The Fairway**  
90-CUP-111 RV01 (Natasha Heifetz Campbell, Planner 962-0030) Ridgeline: N/A/Urban

Request of Suzanne Elledge, agent for the Music Academy of the West, to consider Case No. 05BAR-00000-00148 for **final approval of Phase One of the approved Master Plan involving an approximately 2,790 square foot addition to the existing recital hall and construction of a new storage building with floor area of 950 square feet as well as grading and landscape changes to the site.** The following structures currently exist on the parcel: Main house, Abravanel Hall, Claeysens Hall, Wood 1 and Wood 2 Studio Buildings, Harger Studio, The Rack, Treasure House and two residences. The property is a 9.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 009-282-029 and -030, located at **1070 The Fairway** in Montecito area, First Supervisorial District. (Continued from 9/22/03 and 6/20/05) (Suzanne Elledge appeared)

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 to drop 05BAR-00000-00148. (Ketzal and Maphis absent) See Agenda Status Report**

2. **05BAR-00000-00025** **Warren Single Family Dwelling Addition** **1331 Danielson Road**  
05CDP-00000-00025 (Alice Daly, Planner 568-2092) Ridgeline: N/A

Request of Thomas Moore, architect for the owners, Meg Warren, to consider Case No. 05BAR-00000-00025 for **final approval of a residential addition of approximately 448 square feet.** The following structures currently exist on the parcel: 2,227 square foot residence (duplex) with attached garage of approximately 570 square feet. The property is a 0.28 acre parcel zoned 7-R-1 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, 5/9/05 and 7/11/05) (Tom Moore and Meg Warren appeared)

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 to grant final approval of 05BAR-00000-0025. (Ketzal and Maphis absent)**

3. **04BAR-00000-00348** **Jones New Residence,  
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, 6/20/05 and 7/11/05) (Robert Senn and Rosa Andrade appeared)

**ACTION: Edwards moved, seconded by Nulty and carried by a vote of 5 to 0 to grant final approval of 04BAR-00000-00348 with the following condition. (Ketzal and Maphis absent)**



|    |   |                       |
|----|---|-----------------------|
| 6. | <b>Carlos Second Story Addition<br/>and New Detached Garage</b> | <b>1050 Golf Road</b> |
|    | <b>04BAR-00000-00268</b>  |                       |
|    | 05LUP-00000-00202 (Amy Trester, Planner 568-3116)               | Ridgeline: N/A/Urban  |

Request of Tony Xiques, agent for the owner, Maria Carlos, to consider Case No. 04BAR-00000-00268 for **preliminary approval of a first and second story residential addition of approximately 2,966 square feet, conversion of a 460 square feet garage to habitable space, a second floor deck of approximately 367 square feet, a new attached garage of approximately 480 square feet and a new detached garage/workshop of approximately 740 square feet.** The following structure currently exist on the parcel: single story residence of approximately 1,656 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-013, located at **1050 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 11/8/04 and 4/11/05)  
(Tony Xiques and Chuck McClure appeared)

**ACTION: Project received further conceptual review. No action taken. The following comments were made the by Montecito Board of Architectural Review members present for this project. (Ketzal and Maphis absent)**

**Comments:**

- Re-study roof - use hips throughout, re-study shed-roof elements, especially where first-story roofs meet second story walls.
- Re-study quoins – and eliminate if possible, if used don't use everywhere.
- Re-study columns under balcony (north elevation), possibly make shorter.
- Bring in next level of architectural details to try for preliminary approval.
- Re-study entry – entry and doors appear out of scale with each other.
- Show exterior lighting plan and provide cut sheets and wattage (must be low).

**Neighbor Comments:**

Robert Rau – asked is elevations [height] have been reduced since first conceptual meeting.

|    |  |                              |
|----|--|------------------------------|
| 7. | <b>Foreman Additions, Garage<br/>and Recreation Room</b> | <b>630 Parra Grande Lane</b> |
|    | <b>04BAR-00000-00124</b>                                 |                              |
|    | 04LUP-00000-00124 (Amy Trester, Planner, 568-3116)       | Ridgeline: N/A/Urban         |

Request of Tracy Burnell, architect for the owner, Bill Foreman, to consider Case No. 04BAR-00000-00124 for **preliminary/final approval of additions totaling approximately 578 square feet and a new two-story accessory structure, with a 611 square feet garage on the first floor and a 502 square foot recreation room on the second floor.** The following structures currently exist on the parcel: single family residence of approximately 3,025 square feet. The proposed project will require approximately 22 cubic yards of cut and 22 cubic yards of fill. The property is a 1.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-013 located at **630 Parra Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 7/12/04) (Bob Pester appeared)

**ACTION: Nulty moved, seconded by Zilles and carried by a vote of 5 to 0 to grant preliminary approval of 04BAR-00000-00124 with the following comment. (Ketzal and Maphis absent)**

**Comments:**

- Return with color board, details and lights.

**The Representatives of the following items should be in attendance at this  
MBAR Meeting by 4:00 P. M.**

8. **05BAR-00000-00126**                      **Requist Accessory Building**                      **62 Canon View Road**  
05LUP-00000-00779 (Lisa Martin, Planner 568-2032)                      Ridgeline/Hillside

Request of Bryan Pollard, architect for the owners, Phil and Lena Requist, to consider Case No. 05BAR-00000-00126 for **preliminary approval of an accessory building with ½ bath of approximately 698 square feet.** The following structure currently exists on the parcel: single family residence of approximately 3,001 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 2 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-164-012, located at **62 Canon View Road** in the Montecito area, First Supervisorial District. (Continued from 5/23/05) (Bryan Pollard and Lena Requist appeared)

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

**Comments:**

- Consider cutting into the slope more to lessen the down slope elevation.
- Make every effort to reduce the height.
- Erect story poles and confirm with MBAR secretary for MBAR members to visit.
- Work closely with geologist on slope stability concern.

**Neighbor Comments:**

Martha Helkey – Concerned it's to be located on slopes (20-30%) near Sycamore Canyon slide area. Structure over its lifetime might not just be used for climbing wall but could be converted to living unit given size and height.

Roger Helkey - Would like to see story poles and plans at P&D several days prior to next time at MBAR.

Noel Greenwood (down slope neighbor) – concerned with impacts on nature of hillside, view, landscape, height of structure and slide potential in the area.

9. **05BAR-00000-00150**                      **Arntz Demolition and Addition**                      **1525 Las Tunas Road**  
05LUP-00000-00708 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A

Request of Brian Miller, architect for the owner, Meichelle Arntz, to consider Case No. 05BAR-00000-00150 for **preliminary approval of an addition of 2,095 square feet, demolition of a 1,288 square feet garage/barn and demolition of 1,100 square feet of the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,855 square feet, barn and garage of approximately 1,288 square feet and guesthouse of approximately 288 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-110-036, located at **1525 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 6/20/05)

**ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 5 to 0 to continue to August 8, 2005. (Ketznel and Maphis absent) See Agenda Status Report**

10. **05BAR-00000-00156** **Miller Single Family Dwelling** **1440 Wyant Road**  
**Remodel/Detached Workshop**  
05LUP-00000 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Loren Solin, agent for the owner, Stephen Miller, to consider Case No. 05BAR-00000-00156 for **preliminary/final approval of an addition of a master suite of approximately 345 square feet and detached workshop of approximately 772 square feet.** The following structures currently exist on the parcel: residence of approximately 3,973 square feet and attached garage of approximately 444 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-430-019, located at **1440 Wyant Road** in the Montecito area, First Supervisorial District. (Continued from 6/20/05) (Loren Solin appeared)

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 to grant preliminary approval of 05BAR-00000-00156 with the following comment. (Ketzel and Maphis absent)**

**Comment:**

Final on Consent ok.

11. **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 owner, George N. Spiva, to consider Case No. 05BAR-00000-00029 for **preliminary approval of a new residence 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 1,032 square foot guesthouse, 460 square foot carport and storage and 50 square foot 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, 6/20/05 and 7/11/05) (Jyl Ratkevich and George Spiva appeared)

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

**Comments:**

- Commended architect and applicant for working hard to accommodate the various neighbors concerns.
- Bring landscape plan and address screening.

**Neighbor Comments:**

Carl Schulhof – approves of proposed changes if back of house stays behind the corner point of property and no second story windows that would look down on his property.  
James Hartle – maintain screening and approves of removing the second unit, reducing potential increase in residential density.

12. **05BAR-00000-00050** **Biltmore Patio/Fountains** **1260 Channel Drive**  
05CDP-00000-00056 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Susan Van Atta, architect for the owner, 1260 BB Property, LLC, to consider Case No. 05BAR-00000-00050 for **preliminary/final approval of patios, fountains and outdoor**

**fireplaces of approximately 500 square feet outside Buildings G and H.** The following structure currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 5 cubic yards of cut and 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 3/28/05) (Karen McConnaughy and Steve Welton appeared)

**ACTION: Zilles moved, seconded by Nulty and carried by a vote of 5 to 0 to grant preliminary and final approval of 05BAR-00000-00050. (Ketzel and Maphis absent)**

**Neighbor Comments:**

Diane Pannkuk (Montecito Association) – asked about patio lights and whether and smoke would come from the fireplaces.

**CONCEPTUAL REVIEW**

**13. 05BAR-00000-00174 Melton Addition and Workshop 927 Brooktree Lane**  
(No Planner Assigned) Ridgeline: N/A

Request of Mark Drexler, architect for the owner, Melton Trust, to consider Case No. 05BAR-00000-00174 for **conceptual review of an addition of approximately 361 square feet to an existing residence and new accessory structure of approximately 657 square feet.** The following structures currently exist on the parcel: residence of approximately 4,953 square feet and attached garage of approximately 554 square feet. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-018, located at **927 Brooktree Road** in the Montecito area, First Supervisorial District. (Mark Drexler 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. (Ketzel and Maphis absent)**

**Comments:**

- Already a big house on a small lot (about 1,000 sq. ft. over the recommended floor area) – area calculated as gross area. Return with net area calculations (i.e., to interior of exterior walls).
- Work with neighbors on the pepper trees.
- All in all it looks good.

**Neighbor Comments:**

Ingrid Shattuck – the 10-ft. setback seems very tight and lot slopes down from there to her lot. Pepper trees that were more recently planted have grown up and impact views.

**14. 05BAR-00000-00179 Thomas Addition 260 Dawlish Place**  
05LUP-00000-00805 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Dennis Thompson, architect for the owners, Michael and Kim Thomas, to consider Case No. 05BAR-00000-00179 for **conceptual review of an addition of a first floor addition of approximately 755 square feet, a new garage of approximately 388 square feet and second story addition of approximately 514 square feet.** The following structures currently exist on the parcel: residence of approximately 1,387 square feet and garage of approximately 356 square feet. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-012, located at 260 Dawlish Place in the Montecito area, First Supervisorial District. (Dennis Thompson 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. (Ketzal and Maphis absent)**

**Comments:**

MBAR appreciates the reduction shown today in response to planner comments

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P. M.**

- |            |  |  |                                |
|------------|--|--|--------------------------------|
| <b>15.</b> | <b>Morrow Office Addition, New Cabana and Garage</b> |  | <b>1665 Fernald Point Lane</b> |
|            | <b>04BAR-00000-00175</b>                             |  |                                |
|            | 04CDH-00000-00020 (Mark Walter, Planner; 568-2852)   |  | Ridgeline: N/A                 |

Request of Kent Mixon, architect for the owner, Ron Morrow, to consider Case No. 04BAR-00000-00175 for **further conceptual review of a second floor office addition to existing residence of approximately 323 square feet, addition of a deck/balcony of 52 square feet to the second story of the main residence; a new cabana of approximately 737 square feet and 15'6" in height; and a new garage of approximately 361 square feet and 10'10" in height.** The following structures currently exist on the parcel: a residence and garage of approximately 5,264 square feet, (guesthouse and garage of approximately 1,327 square feet- to be demolished), and garden shed of approximately 176 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 007-374-004, located at **1665 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 8/9/04 and 1/24/05) (Kent Mixon and Won Kim appeared)

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

**Comment:**

Likes how it still feels like a beach house, the beach house vernacular is still present with this project.

- |            |                                     |  |                       |
|------------|-------------------------------------|--|-----------------------|
| <b>16.</b> | <b>Light New Accessory Building</b> |  | <b>255 Penny Lane</b> |
|            | <b>05BAR-00000-00183</b>            |  |                       |
|            | (No Planner Assigned)               |  | Ridgeline: N/A        |

Request of James R. Youngson, architect for the owners, John & Sherry Light, to consider Case No. 05BAR-00000-00183 for **conceptual review of a new accessory building of approximately 800 square feet.** The following structures currently exist on the parcel: residence with attached garage of approximately 5,359 square feet. The property is a 1.42 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-008, located at **255 Penny Lane** in the Montecito area, First Supervisorial District. (Paul Anvar and Sharon Light 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. (Ketzal and Maphis absent)**

**Comments:**

- Work with staff on uses and appropriateness of accessory structure.
- Architecture looks good.  
Likes the trellis and fireplace on the house.



Chip Wullbrandt for Waitt & Sea the current landowner – Concerned that Gluck’s are trying to change screening that was determined for the permitting of the property to the east.  
Richard Filippini (neighbor to southwest) – concerned that it will impacts his views toward mountains, tennis court location and noise, size is too big (20%), doesn’t like the cupola and concerned it will be illuminated and is very imposing. Wants to see screening.

**19. 05BAR-00000-00022 Our Lady of Mount Carmel Church 1300 East Valley Road**  
05SCD-00000-00009 (Joddi Leipner, Planner 568-2514) Ridgeline: N/A

Request of Tom Kress, architect for Father Maurice O’Mahony, to consider Case No. 05BAR-00000-00022 for **further conceptual review of an 8 foot high garden wall, refuse enclosure with gates of approximately 455 square feet and Marian sculpture shrine enclosure of approximately 256 square feet.** The property is a 4.37 acre parcel zoned 3-E-1 and shown as Assessor’s Parcel Number 011-172-001, located at **1300 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 2/28/05 and 6/20/05) (Tom Kress and Peter DaRos 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. (Ketzler and Maphis absent)**

**Comments:**

- Looks good, preliminary/final on consent ok.
- Reconsider the top of the trellis.

**Neighbor Comments:**

Diane Pannkuk (Montecito Association) – looking at lighting plan and as shown today would be ok.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Zilles moved, seconded by Nulty, and carried by a vote of 5 to 0 (Ketzler and Maphis absent) that the meeting was adjourned until 3:00 P.M. on Monday, August 8, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.*

Meeting adjourned at 6:55 P.M.