



**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis and Nulty absent) to grant revised final approval on consent of 03BAR-00000-00337 with the following condition:**

**CONDITION:**

- **Entry lights to be placed on the face of the gate pillars, not on top, and there shall be four lights total, not two.**

**C-2. 05BAR-00000-00136 Beach Cabana, Single Family Dwelling Addition and Retaining Wall 1504 E. Mountain Drive  
05LUP-00000-00573 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A**

Request of Vadim Hsu, architect for the owner, Patrick Beach, to consider Case No. 05BAR-00000-00136 for **final approval of a cabana of approximately 777 square feet and residential addition of 127 square feet.** The following structure currently exists on the parcel: residence of approximately 6,643 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 896 cubic yards of fill. The property is a 1.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-015, located at **1504 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 6/6/05, 7/25/05, and 10/10/05)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis, Nulty absent) to grant final approval on consent of 05BAR-00000-00136 with the following condition:**

**CONDITION:**

- **Change Pittosporum plantings from 5 gallon to 15 gallon and plant 4 feet on center.**

**C-3. 05BAR-00000-00156 Miller Single Family Dwelling Remodel/Detached Workshop 1440 Wyant Road  
05LUP-00000 00779 (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 **final on consent 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, 7/11/05, 7/25/05, and 8/8/05)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis, Nulty absent) to grant final approval on consent of 05BAR-00000-00156.**

**C-4. 05BAR-00000-00174 Melton Addition and Workshop 927 Brooktree Lane  
05LUP-00000-00964 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Mark Drexler, architect for the owner, Melton Trust, to consider Case No. 05BAR-00000-00174 for **final on consent 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 5,234 square feet and attached garage of approximately 539 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. (Continued from 7/25/05 and 10/10/05)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis, Nulty absent) to grant final approval on consent of 05BAR-00000-00174 with the following condition:**

**CONDITION:**

- All new construction, paint, window, and roof treatment and materials to match existing residence.

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**

MBAR Chair asked for update from Hearing Support staff on Westmont site visit schedule. Site visits postponed until MBAR received copies of EIR, which they received today. Site visit options are:

- Sat. Nov. 5<sup>th</sup>: 11 a.m., 1 p.m., 3 p.m.
- Tues. Nov. 8<sup>th</sup>: 3:30 p.m.
- Thurs. Nov. 10<sup>th</sup>: 3:30 p.m.

**V. STAFF UPDATE:**

Montecito Planning Commission Oct. 19<sup>th</sup> hearing wrap-up:

- Maxwell approved with lots to meet minimum parcel size before any new residential development
- Sperling 10-foot fence – to return Nov. 16<sup>th</sup> with findings for denial
- Gaba – approved
- Klink – to come back to Montecito BAR on Nov. 7<sup>th</sup> for further review of the proposed new house, then to Montecito Planning Commission Nov. 16<sup>th</sup>
- Conceptual review adopted and will conduct first next month.

**STANDARD AGENDA:**

**PRELIMINARY APPROVAL**

**Morrow Cabana, Garage, and Addition**

1. **04BAR-00000-00175** **1665 Fernald Point Lane**  
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 **preliminary/final review of a second floor 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, 1/24/05, and 7/25/05) (Kent Mixon appeared)

**ACTION: Edwards moved, seconded by Nulty and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary and final approval of 04BAR-00000-00175.**

**DeSantillana Single**

2. **05BAR-00000-00167** **Family Dwelling Addition** **559 El Bosque Road**  
05LUP-00000-00753 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Tom Jacobs, architect for the owners, Gerry DeSantillana to consider Case No. 05BAR-00000-00167 for **preliminary/final 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 011-210-011, located at **559 El Bosque Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05) (Tom Jacobs appeared)

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary approval of 05BAR-00000-00167.**

**COMMENTS:**

- **Bring final details for roof, windows, doors back to consent agenda for final.**
- **Colors as presented today are fine.**

3. **05BAR-00000-00209** Mozart Greenhouses 2615 Sycamore Canyon Road  
Trellis/Fountain/Pond  
05CUP-00000-00061/05LUP-00000-01008 (Natasha Heifetz Campbell, Planner 962-0030) Ridgeline:  
N/A

Request of Derrick Eichelberger, representing the owners, John and Heather Mozart, to consider Case No. 05BAR-00000-00209 for **preliminary/final review of several landscape features, including a fountain, a trellis, a pond, and two greenhouses (approximately 235 square feet each)**. The former single family residence and a variety of accessory structures were recently demolished on-site and on-going construction includes a new single family residence and numerous new accessory structures and grading approved pursuant to 00-LUS-593 and 00-CP-119 (sound wall) The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 9.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-029, located at **2615 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 8/22/05) (Derrick Eichelberger appeared)

**ACTION: Maphis moved, seconded by Ketzell and carried by a vote of 7 to 0 to grant preliminary and final approval of 05BAR-00000-00209 with the following conditions:**

**CONDITIONS:**

- **Provide a light control system so that lights are not left on all night (e.g. use timers/motion detectors)**
- **Maximum wattage of 35 watts (or less) for the tree up-lights**

4. **05BAR-00000-00159** Adams Single Family Dwelling 1376 Oak Creek Canyon Road  
05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **preliminary review of new residence of approximately 5,126 square feet, garage of approximately 665 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. (Continued from 7/11/05) (Robert Senn, Rosa Andrade appeared)

**ACTION: Ketzell moved, seconded by Nulty and carried by a vote of 7 to 0 to grant preliminary approval of 05BAR-00000-00159.**

**COMMENTS:**

- **Architecture is fine.**
- **Direction on landscape is fine; however, palm trees don't appear to be compatible – look into it.**

5. **04BAR-00000-00268** **Carlos Second Story Addition and New Detached Garage** **1050 Golf Road**  
05LUP-00000-00202 (Amy Trester, Planner 568-3116) **Ridgeline: N/A**

Request of Tony Xiques, agent for the owner, Maria Carlos, to consider Case No. 04BAR-00000-00268 for **final approval of a first and second story residential addition of approximately 2,966 square feet, conversion of a 460 square foot 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 exists 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, 4/11/05, 7/25/05, 8/8/05, and 9/12/05) (Tony Xiques appeared)

**ACTION: Nulty moved, seconded by Maphis and carried by a vote of 7 to 0 to grant revised preliminary approval of 04BAR-00000-00268 with the following conditions:**

- **Cast-stone should appear embedded in the plaster.**
- **Mitre joints to be avoided at quoins (one piece).**
- **Window jambs, heads & sills to match cast-stone in thickness.**
- **Lighting plan – 35 watt maximum on the up-lights.**
- **May come back for final on consent agenda with these details listed above and color board.**

**COMMENTS:**

- Will need to use a thinner diameter cast-stone on the balustrade.
- Opaque glass in the light fixtures.

**NEIGHBOR COMMENT:**

- J' Amy Brown – received call by neighbor to the west asking about fencing between properties. [Applicant noted no plans to remove or change]

6. **05BAR-00000-00141** **Hahs Demolition/Rebuild** **914 Skyview Drive**  
05LUP-00000-00847 (Holly Bradbury, Planner 568-3577) **Ridgeline: Urban**

Request of Dennis Orr, architect for the owner, Chris Hahs, to consider Case No. 05BAR-00000-00141 for **preliminary approval for the demolition of the existing residence and construction of a new single family residence of approximately 4,278 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,800 square feet and garage of approximately 450 square feet. The proposed project will require approximately 807 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-029, located at **914 Skyview Drive** in the Montecito area, First Supervisorial District. (Continued from 6/6/05 and 8/22/05) (Dennis Orr, Chris Hahs appeared)

**ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6 to 0 to 1 (Maphis abstained) to grant preliminary approval of 05BAR-00000-00141.**

**COMMENTS:**

- **Project has come a long way and now can support it.**
- **Re-study the scale of the finial on top of tower.**
- **Proposed arbor will soften the elevation.**
- **Final on consent agenda ok; bring in color board.**

**CONCEPTUAL REVIEW**

		<b>Hughes Single Family Dwelling Addition/Cabana</b>	
<b>7.</b>	<b>05BAR-00000-00242</b> 05LUP-00000-01106 (Amy Trester, Planner 568-3116)		<b>773 Park Lane</b> Ridgeline: N/A

Request of Bernard Austin, agent for the owner, David Huges, to consider Case No. 05BAR-00000-00242 for **conceptual review of a new addition of approximately 930 square feet and a new cabana of approximately 767 square feet.** The following structures currently exist on the parcel: residence of approximately 3,676 square feet. The proposed project will require approximately 44 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 007-090-019, located at **773 Park Lane** in the Montecito area, First Supervisorial District. (Bernard Austin appeared)

**Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review.**

**COMMENTS:**

- **Anthony Spann stepped down for this item**
- **Restudy fenestration – some of windows on addition do not appear as nice as some existing (cast-stone surrounds).**
- **Understand that a number of lots in area are more than 300 square feet over recommended guidelines but feel that this lot is very visible.**
- **Bring photos to illustrate views of house from street.**
- **Bring photos that show the existing mature planning/screening material.**
- **Roofed porch on cabana might need to be included in area of cabana; cannot exceed 800 square feet total.**

**NEIGHBOR COMMENT:**

- **John Ise – Only concerned with where construction workers will park, if on-site then he is ok.**
- **J’Amy Brown – Concerned with number of construction projects going on in area, would like to see construction parking on site.**

		<b>Larsen Demolition/Rebuild Single Family Dwelling</b>	
<b>8.</b>	<b>05BAR-00000-00243</b> (No Planner Assigned)		<b>790 Lilac Drive</b> Ridgeline: N/A

Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for **conceptual review of a new residence of approximately 3,950 square feet and demolition of old residence.** The following structures currently exist on the parcel: residence of approximately 1,875 square feet and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 007-110-012, located at **790 Lilac Drive** in the Montecito area, First Supervisorial District. (Sven Larsen, Nils Larsen appeared)

**Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review.**

**COMMENTS:**

- **Architecture looks fine; likes that one existing driveway would be eliminated.**
- **Concerned with the fill and how that would push out at property line.**
- **Concerned with drainage as there would be more impervious areas and how drainage will affect adjacent properties.**
- **Bring grading and drainage plans next time.**
- **Show screening.**
- **Regarding driveway realignment options, shorter is better, does not really like the proposed larger curve, work with staff and arborist on finding best solution to driveway given the existing oak trees.**

**NEIGHBOR COMMENT:**

- **Nigel Copley – Concerned that lap pool might interfere with septic and whether house will be properly screened.**

**9.      05BAR-00000-00244      Naness Single Family Dwelling Addition      640 Ashley Road**  
(No Planner Assigned)      Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, David and Mette Naness, to consider Case No. 05BAR-00000-00244 for **conceptual review of an addition of approximately 1,623 square feet to an existing residence, with an attached below grade wine cellar of approximately 596 square feet, and a tennis cabana of approximately 324 square feet.** The following structures currently exist on the parcel: residence of approximately 3,411 square feet and an attached garage of approximately 627 square feet. Grading not yet determined. The property is a 1.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-018, located at **640 Ashley Road** in the Montecito area, First Supervisorial District. (Alan McLeod, Alison White appeared)

**Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review.**

**COMMENTS:**

- **Architecture is fine.**
- **Looks like a lot of vegetation between properties and the single story addition would not be any taller than the existing house.**
- **Show the existing screening vegetation.**
- **For the cabana – fixed window might be the best option for the windows adjacent to the setbacks.**

**NEIGHBOR COMMENTS:**

- **Chase Mellen III on behalf of Ronnie Mellen (letter) – existing tennis court might be in setback; does not want her view impacted.**
- **Tony Lehman – Addition looks fine as proposed, just concerned that cabana does not produce any light or drainage impacts on to his property.**

**10.      05BAR-00000-00249      Kelly Single Family Dwelling Addition      1368 East Mountain Drive**  
(No Planner Assigned)      Ridgeline: Urban

Request of Don Nulty, architect for the owners, Brian Kelly, to consider Case No. 05BAR-00000-00249 for **conceptual review of an addition of approximately 3,400 square feet to an existing residence, new guest house of approximately 800 square feet, new cabana of approximately 800 square feet, detached garage of approximately 800 square feet with**

**accessory structure atop of approximately 600 square feet, and a swimming pool.** The following structures currently exist on the parcel residence of approximately 7,900 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 5.3 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 East Mountain Drive** in the Montecito area, First Supervisorial District. (Robert Foley appeared)

**Project received further conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review.**

**COMMENTS:**

- **Don Nulty stepped down for this item.**
- **South elevation is reversed from floor plan and needs updating.**
- **Even if the property is not subject to the hillside size, bulk, and scale guidelines, the new house needs to be designed and kept within the standard size, bulk, and scale guidelines recommended floor area for the lot size.**
- **Show grading and drainage.**
- **Show accurate site plan with topo and landscape.**
- **Likes the style, architecture and materials.**
- **Restudy tower – looks too tall on north elevation, potential for a lot of light to shine out of the large windows, restudy fenestration.**
- **Basement needs some better shielding because where it daylights gives an appearance of three stories. Landscaping can help.**

**NEIGHBOR COMMENT:**

- Margaret Arvey – Concerned about the proposed size of house. The east property line is a major drainage, an ephemeral creek, the sides of which are very fragile-would like to see how site will drain, especially as Oak Creek Canyon lots are above and drain through the same creek.

**11. 05BAR-00000-00253 Van Sicklen Setback Modification 544 San Ysidro Road**  
05TPM-00000-00007 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of the owner, Douglas Van Sicklen, to consider Case No. 05BAR-00000-00253 for **conceptual review/preliminary approval of a setback modification for an as-built addition of approximately 150 square feet to an existing duplex.** The following structure currently exists on the parcel: duplex of approximately 2,600 square feet. The proposed project will not require grading. The property is an approximately 10,383 square foot acre parcel zoned 7-R-2 and shown as Assessor's Parcel Number 001-200-059, located at **544 San Ysidro Road** in the Montecito area, First Supervisorial District. (Douglas Van Sicklen appeared)

**ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 6 to 1 (Maphis no) to grant preliminary approval of 05BAR-00000-00253.**

**COMMENTS:**

- **Project is minor in nature, would not increase any activities or change uses on site.**
- **Eliminate window on wall that is being moved back from property line and meet current fire safety and building code standards.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Ketznel, and carried by a vote of 7 to 0 that the meeting was adjourned until 3:00 P.M. on Monday, November 7, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.*

Meeting adjourned at 6:01 P.M.

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