

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 31, 2011

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
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner
Dave Mendro		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 2:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Dave Mendro
Marsha Zilles
Bill Palladini
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Derrick Eichelberger
Sharon Foster - MBAR Secretary
Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT: None

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** J' Amy Brown announced that the Historic Landmark Advisory Commission contract to perform a survey of historical properties in Montecito was granted to Mary Gregson.
- II. **AGENDA STATUS REPORT:** None
- III. **MINUTES:** Palladini moved, seconded by Maphis and carried by a vote of 5-0-2 (Nulty & Spann abstained) to approve the Minutes of October 10, 2011, with corrections
- IV. **MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Bill Palladini attended the Joint Montecito Planning Commission /MBAR hearing on the Turk/Hessellund project. He appreciated the opportunity to attend. Mr. Palladini stated that he would report on the Montecito Association Land Use Committee meeting on the Montecito Fire Station at the next MBAR hearing.

C-1. 11BAR-00000-00104	Maxwell Addition, Remodel	1163 Summit Road
	Driveway and Circular Motor Court	Ridgeline: N/A
11CDP-00000-00044	(Nicole Lieu Planner 886-8068)	

Request of Richard Starnes, agent/architect for the owner, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for final approval on consent of interior alterations and a remodel to convert an attached 1st floor legal nonconforming dwelling into a reconfigured 873 SF legal residential 2nd dwelling unit and 800 SF pool (cabana) house; Interior alterations to combine one legal attached nonconforming dwelling unit and an attached garage totaling 2,765 SF and an existing nonconforming 2nd floor dwelling unit of 2,784 SF into a 5,549 SF residential dwelling unit and; Construction of a new 800 SF detached garage, new pool, loggia, driveway entry with circular motor court, new entry gates and closure of the existing entry gate. One freestanding nonconforming dwelling unit of approximately 400 SF will be demolished. Following completion of the proposed project, the site would include one main residence, a residential 2nd dwelling unit and one 800 SF pool house. A pair of historic exterior gateposts would remain in place. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-038, located at **1163 Summit Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 7/25/11, 8/8/11, 8/29/11, 10/10/11)(Appearance by Richard Starnes, Jack Maxwell)

Due to the item having a member of the public present to comment on the project, this item was heard with the full board of the Montecito Board of Architectural Review Board.

Public Comment:

Julie Anne Hybert
David Hybert
J' Amy Brown

ACTION: Motion by Eichelberger, seconded by Maphis and carried by a vote of 6-0-1 (Spann abstained) to grant final approval 11BAR-00000-00104 with the condition that additional hedge plant materials be installed along the east property line to screen headlights.

STANDARD AGENDA:

1. 08TEA-00000-00045	Tea Fire Bermant New Single Family Dwelling	810 Coyote Road
	11BAR-00000-00134	Ridgeline: N/A
11LUP-00000-00312	(Brian Banks, Planner 568-3559)	

Request of Brian Poliquin, architect for the owner, Andrew Bermant, to consider Case No. 11BAR-00000-00134 for further conceptual review of a two story single family dwelling, with the first floor being approximately 1,685 square feet, the second floor being approximately 1,364 square feet, an attached garage of approximately 650 square feet (gross), and a swimming pool. There are no structures currently on the property. The proposed project will require approximately 370 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-0700-028, located at **810 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 8/29/11, 9/19/11) (Appearance by Andrew Bermant, Brian Poliquin)

PUBLIC COMMENTS:

Sunnie Robertson
Sean McCue
Claire Gottsdanker
Ken Radke
Mike and Dana Wilson

MBAR COMMENTS:

1. **The proposed single family dwelling will be larger than any other building on the cull de sac. Project is an interesting piece of contemporary architecture; however, given its size and style, it is out of context with the neighborhood. The bulk of the single family dwelling is inappropriate to the surroundings. Raises concerns about neighborhood compatibility as screening heavily with vegetation is unacceptable in these semi rural properties subject to high fire.**
2. **Consider alternative location on site to minimize impacts on neighborhood.**
3. **The project includes lots of windows located without regard to neighborhood indoor and outdoor privacy. Look for smaller glazed areas and tinted glazing solution. Return with cut sheet of glazing.**
4. **Would like to see any redesign reviewed by the local homeowner association design review board.**
5. **Regardless of style, comments regarding bulk and scale stand. Any redesign will need to break down the bulk and scale.**
6. **Need planting area between property line and paved roadway. Fence needs to be set back from the wall on the south property line.**

The Project received comments only. The applicant asked MBAR for permission to present an alternative design for his project at the next meeting. MBAR said they would review it.

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| 2. | 11BAR-00000-00049 | Landfried Two Story Addition | 822 Chelham Way |
| | 11LUP-00000-00165 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |

Request of John & Ilze Landfried, architect & owners, to consider Case No. 11BAR-00000-00049 for **final approval of an addition to a story single family dwelling, with the first floor addition being approximately 4 square feet, and the second story addition being approximately 346 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 1,878 square feet, with the first floor being approximately 691 square feet (one square foot to be demolished) the second story being approximately 1187 square feet. The proposed project will not require grading. The property is a 0.22 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-005, located at **822 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 4/25/11, 6/20/11, 9/19/11)

1. **Project received final approval with the condition that the Pittosporum be sized at 15 gallon cans and spaced at three foot on center intervals.**

ACTION: Nulty moved, seconded by Palladini and carried by a vote of 7-0 to grant final approval of 11BAR-00000-00049.

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| 3. | 10BAR-00000-00208 | Sheldon New Two Story Single Family Dwelling & Garage Remodel | 1530 Miramar Beach Drive |
| | 11CDH-00000-00002 | (J. Ritterbeck, 568-3509) | Ridgeline: N/A |

Request of AB Design Studio, architect for the owners, Michael & Nancy Sheldon, to consider Case No. 10BAR-00000-00208 for **preliminary approval of a new two story single family dwelling with the first floor being approximately 1,622 square feet, the second story being approximately 1604 square feet and a remodel of an existing detached garage of approximately 413 square feet and new deck areas of approximately 1,362 square feet total.** The following structures currently exist on the parcel: a two story single family home of approximately 1,178 total square feet, to be demolished, and a detached garage of approximately 413 square feet to remain and be remodeled. The proposed project will require approximately 265 cubic yards of cut and approximately 11 cubic yards of fill or will not require grading. The property is a .10 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-018,

located at **1530 Miramar Beach Drive** in the Montecito area, First Supervisorial District. (Continued from 1/24/11)(Appearance by Clay Aurell, Joe Reeves)

MBAR Comments:

1. Colors and materials are good.
2. Size, bulk, scale and shape are harmonious with the neighborhood.
3. Appreciate green roofs and broken up paved/planted area.

ACTION: Spann moved, seconded by Zilles and carried by a vote of 7-0 to grant preliminary approval of 10BAR-00000-00208.

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| 4. | 11BAR-00000-00101 | Creighton New Single Family Dwelling
Pool and Cabana | 789 Rockbridge Road |
| | 11LUP-00000-00238 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Peter Becker, architect for the owner, Mary Jane Creighton, to consider Case No. 11BAR-00000-00101 for **preliminary approval of a new single family dwelling of approximately 3,808 square feet, an attached garage of approximately 831 square feet a covered loggia of approximately 161 square feet, a pool cabana of approximately 365 square feet and an accessory structure of approximately 365 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill or will not require grading. The property is a 1.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-002, located at **789 Rockbridge Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 8/8/11, 8/29/11)(Appearance by Peter Becker, Tom Hensen, Amy Blakemore)

MBAR Comments:

1. MBAR is open to having a limited number of oaks removed from around the existing fountain. Study trees to ascertain whether any roots are undermining the fountain to substantiate any removal.
2. Commend restraint against lawn.
3. MBAR complements the project team for respecting the historicity of the site and the neighbor concerns. Appreciate lowering of pool cabanas.
4. Strong design.

ACTION: Spann moved, seconded by Zilles and carried by a vote of 7-0 to grant preliminary approval of 11BAR-00000-00101.

CONCEPTUAL REVIEW

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| 5. | 10BAR-00000-00102 | Offutt Addition/Remodel, Cabana | 245 Oak Road |
| | 10LUP-00000-00233 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Sophie Calvin, agent for the owner, John Offutt, to consider Case No. 10BAR-00000-00100 for **further conceptual/preliminary approval of a first floor addition of approximately 444 square feet, a second floor addition of approximately 631 square feet and to reconvert existing garage from habitable space back to a two car garage of approximately 509 square feet, a cabana of approximately 543 square feet with a covered porch & trellis, a second floor roof deck of approximately 180 square feet, new pool and landscaping. Also proposed are window replacements and interior remodel.** The following structures currently exist on the parcel: a single family residence of approximately 1,972 square feet, an attached carport of approximately 339 square

feet. The proposed project will not require grading. The property is a .27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-122-012, located at **245 Oak Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/110, 3/28/11) (Appearance by Sophie Calvin & Josh Monroy)

PUBLIC COMMENTS:

Kurt Bergthold
Sandy Stahl

MBAR COMMENTS:

1. **Issues raised in previous minutes do not appear to have been addressed.**
2. **Size and style of SFD are not compatible with neighboring development; south and west elevations are most problematic with the south elevation having no relief and the west elevation hosting windows that look over neighbor to the south. Revisit plate heights.**
3. **Second story of SFD needs to be softened; massage roofline.**
4. **Rear door with Juliette balconies are problematic; prefer windows.**
5. **Area of yard between pool and cabana is too tight.**
6. **The project contains too much program; very big entertainment area in rear extends setback to setback and is unacceptable as designed.**
7. **Reduce cabana further in size to lessen its visual impact.**
8. **No concerns with landscaping.**
9. **Recess service gate at driveway to allow car to pull in.**

The project received comments only. The project can return for further conceptual /preliminary approval with the consent of the planner. Maphis abstained from the discussion.

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| 6. | 11BAR-00000-00161 | Case Study Addition/Exterior Change | 628 Romero Canyon Road |
| | 11LUP-00000-00377 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 11BAR-00000-00161 for **conceptual, preliminary/final approval of a single story addition of approximately 60 square feet to the existing residence, exterior change to a portion of the dwelling from board & batten to stone veneer, cabana siding change from board & batten to vertical channel, new windows, & new clerestory windows.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,320 square feet, a detached garage of approximately 400 square feet and a detached accessory structure of approximately 641 square feet. The proposed project will not require grading. The property is a .97 acre parcel zoned 2-E-I and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Appearance by Bob Irvine)

Public Comment:

Bob Eldridge
Kellum DeForest

ACTION: Nulty moved, seconded by Palladini and carried by a vote of 7-0 to grant preliminary/final approval of 11BAR-00000-00161 with the condition that the upper hopper window at the master bathroom is translucent.

7. **08BAR-00000-00273** **Prescott New Residence and Cabana** **1496 E. Mountain Drive**
10LUP-00000-00109 (Allen Bell, Planner 568-2033) Ridgeline: Yes

Request of Jeremy Roberts, agent for the owner, John K. Percy, to consider Case No. 08BAR-00000-00273 for **further conceptual review/preliminary approval of a two-story single-family residence of approximately 7,184 square feet, attached garage of approximately 775 square feet, attached cabana of approximately 460 square feet, pool of approximately 550 square feet, and driveway of approximately 1,100 linear feet.** (Statistics are gross area.) No structures currently exist on the parcel. The proposed residence and driveway will require approximately 6,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 4.17-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-060-044, located at 1496 E. Mountain Drive in the Montecito area, First Supervisorial District. (Owner has a pending Lot Line Adjustment to reduce the size of the parcel from 4.17 to 3.15 acres, Case No. 09LLA-00000-00011.) (Continued from 1/23/09, 9/27/10, 9/19/11)

1. **MBAR is not confident that the project should receive land use approvals given the its potential inconsistency with Montecito Community Plan Policies as they pertain to the proposed driveway, bridges and site walls. MBAR objects to the process that puts them in front of the land use body making an action/decision on the project from the land use perspective. Regardless, the MBAR felt it could make all required findings for design approval.**

ACTION: Motion by Zilles, seconded by Nulty and carried by a vote of 4-0-2 to grant preliminary approval of 08BAR-00000-00273.

8. **11BAR-00000-00149** **Sorrell Remodel, Demo & Addition** **1970 East Valley Road**
11LUP-00000-00368 (Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jon R. Sorrell, to consider Case No. 11BAR-00000-00149 for **further conceptual of an addition to an already existing single family dwelling of approximately 558 square feet and the demolition of 940 square feet of the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,312 square feet and a detached garage. The proposed project will not require grading. The property is a 1.3 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-024, located at **1970 East Valley Road** in the Montecito area, First Supervisorial District.(Continued from 10/10/11)

MBAR COMMENTS:

1. **Much improved design.**
2. **Reconsider quantity of hardscape and break down with plantings.**

Project received comments only. The project may return for preliminary approval with the consent of the planner.

9. **11BAR-00000-00107** **MPJC Ventures LLC New Two Story Single Family Dwelling and Attached Garage Lot #1** **1395 Danielson Road**
11CDH-00000-00035 (Jim Heaton, Planner 884-8035) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00107 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,555 square feet and the second floor being 945 approximately square feet and an attached garage of approximately 420 square feet.** No other structures currently

exist on the parcel. The proposed project will not require grading. The property is a 0.247acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1395 Danielson Road** in the Montecito area, First Supervisorial District.(Continued from 7/11/11)

MBAR COMMENTS:

1. **The architecture is acceptable in respect to size, bulk and scale. Materials and colors are ok. Suggest lowering heights overall.**
2. **Do everything to address concerns of neighbor across the street who has valid concerns in respect to night lighting and car lights. Consider adding landscape screening at entry to help screen car headlights. Planner to clarify whether entry & egress locations are set in stone.**
3. **Consider eight foot plate heights on Lot 1.**
4. **Night lighting needs to be sensitive, hooded, shielded and minimized.**

The project may return after being heard by the Montecito Planning Commission for preliminary approval with the consent of the planner. Maphis abstained from the discussion and Mendro and Eichelberger not present for the discussion.

10. 11BAR-00000-00108 **MPJC Ventures LLC New Two Story Single Family Dwelling and Attached Garage Lot #2 1385 Danielson Road**
11CDH-00000-00036 (Jim Heaton, Planner 884-8035) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00108 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,470 square feet and the second floor being 1,030 approximately square feet and an attached garage of approximately 483 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.246 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1385 Danielson Road** in the Montecito area, First Supervisorial District.(Continued from 7/11/11) (Appearance by Sophie Calvin, Josh Monroy, Steve Welton)

Public Comments:

Sandor Hodsy
Sage Association - Letter

MBAR COMMENTS:

1. **Architecture is acceptable in respect to size, bulk and scale. Materials and colors are ok. Suggest lowering heights overall.**
2. **Do everything to address concerns of neighbor across the street who has valid concerns in respect to night lighting and car lights. Consider adding landscape screening at entry to help screen car headlights. Planner to clarify whether entry & egress locations are set in stone.**
3. **Night lighting needs to be sensitive, hooded, shielded and minimized.**

The project may return after being heard by the Montecito Planning Commission for preliminary approval with the consent of the planner. Maphis abstained from the discussion and Mendro and Eichelberger not present for the discussion.

11. 11BAR-00000-00109 **MPJC Ventures LLC New Two Story Single Family Dwelling and Attached Garage Lot #3 1387 Danielson Road**
11CDH-00000-00037 (Jim Heaton, Planner 884-8035) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00109 for a **conceptual review of a new two story single family dwelling of approximately 2,500 square feet, with the first floor being approximately 2,081 square feet and the**

second floor being 419 approximately square feet and an attached garage of approximately 700 square feet. No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.260 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1387 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11) (Appearance by Sophie Calvin, Josh Monroy, Steve Welton)

Public Comments:

Sandor Hodsy
Sage Association - Letter

MBAR COMMENTS:

- 1. Architecture is acceptable in respect to size, bulk and scale. Materials and colors are ok. Suggest lowering heights overall.**
- 2. Do everything to address concerns of neighbor across the street who has valid concerns in respect to night lighting and car lights. Consider adding landscape screening at entry to help screen car headlights. Planner to clarify whether entry & egress locations are set in stone.**
- 3. Night lighting needs to be sensitive, hooded, shielded and minimized.**

The project may return after being heard by the Montecito Planning Commission for preliminary approval with the consent of the planner. Maphis abstained from the discussion and Mendro and Eichelberger not present for the discussion.

12. **11BAR-00000-00110** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #4 393 Danielson Road
11CDH-00000-00038 (Jim Heaton, Planner 884-8035) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00110 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,919 square feet and the second floor being 581 approximately square feet and an attached garage of approximately 527 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.247acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1393 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11) (Appearance by Sophie Calvin, Josh Monroy, Steve Welton)

Public Comments:

Sandor Hodosy
Sage Association - Letter

MBAR COMMENTS:

- 1. Architecture is acceptable in respect to size, bulk and scale. Materials and colors are ok. Suggest lowering heights overall.**
- 2. Do everything to address concerns of neighbor across the street who has valid concerns in respect to night lighting and car lights. Consider adding landscape screening at entry to help screen car headlights. Planner to clarify whether entry & egress locations are set in stone.**
- 3. Night lighting needs to be sensitive, hooded, shielded and minimized.**

The project received comments only. The project may return after being heard by the Montecito Planning Commission for preliminary approval with the consent of the planner. Maphis abstained from the discussion and Mendro and Eichelberger not present for the discussion.

13. **11BAR-00000-00165** **Spencer Addition, New Cabana, Pool & Spa** **593 Picacho Lane**
11LUP-00000-00402 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Wade Davis, architect for the owners, Steven & Margaret Spencer, to consider Case No. 11BAR-00000-00165 for **conceptual review of an addition to the existing single family residence of approximately 80 square feet, a new cabana, pool & spa of approximately 797 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,989 square feet, an attached garage of 538 square feet and an accessory structure of approximately 106 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-023, located at **593 Picacho Lane** in the Montecito area, First Supervisorial District. (**Appearance by Akiko Davis, Brian Broderson**)

MBAR Comments:

1. Leave seven feet clear in road right of way; relocate hedge and trees.
2. No concerns about architecture.

The project received comments only. The project may return for preliminary/final approval with the consent of the planner. Maphis, Mendro and Eichelberger not present for the discussion.

14. **11BAR-00000-00164** **Dunn Demo, New Two Story** **155 Santo Tomas**
11CDP-00000-00070 **SFD and Attached Garage** Ridgeline: N/A
(Brian Banks, Planner 568-3559)

Request of Douglas Beard, architect for the owners, James & Ronda Dunn, to consider Case No. 11BAR-00000-00164 for a **conceptual review of a new two story single family dwelling, with the first floor being approximately 2,428 square feet, the second floor being approximately 673 square feet and an attached garage of approximately 611 square feet.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,627 square feet, an attached garage of approximately 374 square feet, all to be demolished. The proposed project will not require grading. The property is a .35 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-181-007, located at **155 Santo Tomas** in the Montecito area, First Supervisorial District. (**Appearance by Douglas Beard, Ronda Dunn**)

Public Comments:

David Kent
Hank Mitchell
Jim Haslean
John Kavanaugh-letter
Glenn Southerland-letter
Susan Evans
Ken Diabold
Brian Brown
Margaret Carriaga
Corby Fisher-letter

MBAR Comments:

1. **MBAR was made aware that area CC&Rs do not allow second stories.**
2. **While architecture is fine, second story is side loaded. MBAR is not in support of a second story and so will not call for story poles at this time.**
3. **FAR is over by 14% which is a problem. Reduce size of structure.**
4. **Corner lot presents lots of public views in. Need careful screening.**
5. **Return with a formal floor area study.**

The project received comments only. The project may return for further conceptual review. Maphis, Mendro and Eichelberger not present for the discussion.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Nulty, and carried by a vote of 4 to 0 (Eichelberger, Maphis & Mendro absent) that the meeting be adjourned until 2:00 P.M. on Monday, November 21, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 8:04 P.M.