



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 13, 2006

Santa Barbara County  
Montecito Community Hall and Library  
1469 East Valley Road  
Santa Barbara, CA 93108  
(805) 568-2000

Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketzal	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	Julie Harris - <b>Planner III</b>
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 3:17 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Michele Michaelson	
Raymond Ketzal	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
David Villalobos	- MBAR Secretary
Julie Harris	- Planner III

**COMMITTEE MEMBERS ABSENT:** Marsha Zilles, Sam Maphis, Peter Edwards

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 30

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** David Strauss - MBAR and MPC got a “bad rap” last week at the Board of Supervisors. He respects the integrity of this MBAR. Regarding an 8,000+ square foot house at 780 Ashley approved not so long ago with the large basement and garage for ten cars: understands that they began grading for the basement and struck water. Now property is for sale advertising that they have permits for a 16,000+ square foot house. Wanted to bring this to MBAR’s attention and hopes that a property sale does not change what was actually permitted.

**II. AGENDA STATUS REPORT:** Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to adopt the following changes to the agenda:

Item No. 1 – Klink New Residence (04BAR-00000-00335), continued to the meeting of November 27, 2006.

Item No. 7 – TMB/DSB Family Trust SFD Addition (06BAR-00000-00160), continued to the meeting of November 27, 2006.

Item No. 8 – Stewart/Kahmann SFD Demo/Rebuild (06BAR-00000-00256), continued to the meeting of November 27, 2006.

**III. MINUTES:** Ketzal moved, seconded by Nulty and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to continue review of the Minutes of October 17, 2006 and October 23, 2006 to the meeting of November 27, 2006.

#### IV. MONTECITO CONSENT AGENDA:

**C-1. 06BAR-00000-00236 Kadri Single Family Dwelling Addition 616 Hot Springs Road**  
06LUP-00000-00865 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Yvan le Brock, DesignARC, architect for the owner, Tariq Kadri, to consider Case No. 06BAR-00000-00236 for **final approval on consent of an addition of approximately 255 square feet and an entryway addition of 18 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 3,306 square feet and detached studio of approximately 530 square feet. The proposed project will not require grading. The property is a 1.35 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-034, located at **616 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/17/06)

**ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to grant final approval on consent of 06BAR-00000-00236.**

**CONDITION:**

- **Revise proposed exterior site lighting from 36 inches on center to 48 inches on center and from 75 watts to 35 watts.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Email Marsha Zilles regarding design guidelines for Westmont, especially if you have any concerns. You can also send to David Villalobos to pass them on to Alex Tuttle.

#### VI. STAFF UPDATE:

- Regarding Largura Revised Final for landscaping changes along access road. Staff planner and MBAR planner reviewed the MBAR approved landscape plan. There were no olive trees allowed on that approved plan. The landscape plan conformed to the restoration plan, which only had native plant species.
- Manufactured homes are not exempt from design review. The Government Code does allow such review but limits it to review of roof overhang and roofing and siding materials.
- Regarding the new height calculation methodology, specifically the definition of architectural element. "Architectural element" is clearly defined as an element that extends beyond the roof of a building, not a portion of roof that just happens to be higher than another portion of roof. The definition is important as there is an exception to the height limits for architectural elements.

#### STANDARD AGENDA:

#### FINAL APPROVAL

**1. 04BAR-00000-00335 Klink New Residence 1787 Fernald Point Lane**  
04CDH-00000-00042 (Michelle Gibbs, Planner, 568-3508) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **revised final approval of a shortened beach stairway landing for a new 2,602 square foot single-family residence with an attached 786 square foot garage on a 13,524 square foot (net) parcel.** Approximately 50 cubic yards of cut and 50 cubic yards of fill and 100 cubic yards of recompaction will be required. The existing swimming pool is proposed to be relocated approximately 70 feet to the south of its existing location. 200 cubic yards of cut and 200 cubic yards of fill will be required in order to relocate the pool. Existing development on the subject lot includes a swimming pool, plaster walls and paved patio areas.

The property is a 13,524 square foot (net) lot zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-008, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 12/20/04, 8/8/05, 8/22/05, 9/26/05, 11/07/05, 1/09/06, 5/08/06, 6/19/06, 7/24/06, and 8/07/06)

**ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to continue 04BAR-00000-00335 to the meeting of November 27, 2006. See Agenda Status Report.**

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|-----------|--|---------------------------|
| <b>2.</b> | <b>Kavoian Residential</b>                             | <b>1940 Tollis Avenue</b> |
|           | <b>05BAR-00000-00218      Addition and New Garages</b> |                           |
|           | 05LUP-00000-01117 (Nicole Mashore, Planner 884-8068)   | Ridgeline: N/A            |

Request of Peter Kavoian, architect/owner, to consider Case No. 05BAR-00000-00218 for **final approval of a residential addition of approximately 2,044 square feet, (1,393 square feet first & second floors and 651 square foot basement), a new attached garage of 896 square feet, a new 791 square foot detached guesthouse garage, a new 666 square foot pool cabana with attached 706 square foot covered pavilion and 253 square foot uncovered pavilion deck, the demolition and rebuild of a pool with spa, and associated hardscape and landscape improvements including a new pond and retaining walls. A 1,011 square foot detached garage with guestroom and a detached carport would be demolished.** The following structures currently exist on the parcel: residence of approximately 13,029 (net) square feet, detached garage and guestroom of approximately 1,011 square feet, detached carport, two guesthouses of approximately 800 and 850 square feet, swimming pool and tennis court. The proposed project will require approximately 150 cubic yards of cut and approximately 1000 cubic yards of fill. The property is a 4.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-007, located at **1940 Tollis Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/12/05, 4/24/06, and 6/05/06) (Peter Kavoian, Kelsey Ferguson, Ray Winn appeared)

**ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to grant final approval of 05BAR-00000-00218.**

**PUBLIC COMMENT:**

- **Ralph Baxter (Montecito Association)** – According to agenda there are three garages of 800 square feet each.

**PRELIMINARY APPROVAL**

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|-----------|---|----------------------------|
| <b>3.</b> | <b>Stone Single Family Dwelling,<br/>Garage, and Basement</b> | <b>660 Stonehouse Lane</b> |
|           | <b>06BAR-00000-00182</b>                                      |                            |
|           | 06LUP-00000-00617 (Holly Bradbury, Planner 568-3577)          | Ridgeline: N/A             |

Request of Bob Easton, architect for the owner, Stone Family Trust, to consider Case No. 06BAR-00000-00182 for **revised preliminary and final approval of new residence of approximately 6,197 square feet with attached garage of approximately 964 square feet, and basement of approximately 3,579 square feet.** The following structures currently exist on the parcel: residence of approximately 800 square feet. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 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. (Continued from 8/07/06 and 10/09/06) (Bob Easton appeared)

**ACTION: Nulty moved, seconded by Ketzal and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to grant revised preliminary and final approval of 06BAR-00000-00182.**

**4. 06BAR-00000-00230 Ramsey Single Family Residence Demo/ Rebuild, Cabana, Pool, and Garage 580 Para Grande Lane  
06LUP-00000-00812 (Amy Trester, Planner 568-3116) Ridgeline: N/A**

Request of Jennifer Foster, agent for the owner, Tony Ramsey, to consider Case No. 06BAR-00000-00230 for **preliminary/final approval of a new residence of approximately 4,536 square feet with attached garage of approximately 483 square feet, and new cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,610 square feet and two sheds (all to be demolished). The proposed project will require approximately 295 square feet of cut and approximately 189 square feet of fill. The property is a 1.25 (gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-006, located at **580 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 10/09/06) (Jennifer Foster, Will Shepphird appeared)

**ACTION: Nulty moved, seconded by Ketzal and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to grant preliminary approval of 06BAR-00000-00230. Applicant to return for final.**

**MBAR COMMENTS:**

- **Although the size would be larger than other houses in neighborhood based on FAR data, the appearance of the house, based on the elevations, does not appear that it will look so large.**
- **Return for Final with details on the wrought iron (including bar diameters), front entry shed roof and column, roof/eave details, chimney cap termination, window/door and details on cabana (including whether posts or columns).**
- **Show all lighting on elevations, use low wattage, hooded or cut-off designs. One light shown on elevations looks more Arts and Crafts than Mediterranean.**
- **Consider a different roof color.**

**CONCEPTUAL REVIEW**

**5. 06BAR-00000-00216 Kohansamad Demo/Rebuild Single Family Dwelling & Playroom/Workshop 744 Ashley Road  
06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A**

Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for **further conceptual review of new residence of approximately 4,659 square feet with attached garage of approximately 789 square feet, and detached playroom/workshop of approximately 671 square feet.** The following structures currently exist on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 399 cubic yards of cut and approximately 335 cubic yards of fill. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at **744 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06) (John Watson, Lucy and Albert Kohansamad appeared)

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

**MBAR COMMENTS:**



Request of Don Nulty, architect for the owner, TMB/DSB Family Turst, to consider Case No. 06BAR-00000-00160 for **conceptual review of 932 square foot addition to an existing residence, new 496 square foot cabana and pool.** The following structures currently exist on the parcel: residence of approximately 2,312 square feet with attached garage of approximately 440 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at **1757 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 8/7/06)

**ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to continue 06BAR-00000-00160 to the meeting of November 27, 2006. See Agenda Status Report.**

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| 8. | <b>Stewart/Kahmann Single Family Dwelling Demo/Rebuild</b> | <b>90 Butterfly Lane</b> |
|    | 06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509)        | Ridgeline: N/A           |

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **conceptual review of a new residence of approximately 2,613 square feet with attached garage of approximately 462 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. 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.

**ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to continue 06BAR-00000-00256 to the meeting of November 27, 2006. See Agenda Status Report.**

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| 9. | <b>Bradley Single Family Dwelling, Garage, Pool House, and Guesthouse</b> | <b>975 Lilac Drive</b> |
|    | 06LUP-00000-00264 (Errin Briggs, 568-2047)                                | Ridgeline: N/A         |

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **conceptual review of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Domiane Forte appeared)

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

**MBAR COMMENTS:**

- **House seems compatible with recent changes in the neighborhood (larger on upper portions of Lilac near East Mountain, smaller below near Romero Canyon, but recent project on Shefflin property, south of subject parcel is also larger).**
- **Would still like to see the three buildings with story poles at ridgelines and footprints staked on the ground.**
- **Restudy the guesthouse parking space.**
- **It is a thoughtfully designed project, fitting in among the clearings of the oaks.**

- **Provide a drainage plan and construction parking/staging areas.**
- **Provide landscape and lighting plans, lighting to be low wattage, hooded or cut-off fixtures, no lighting directed toward creek. Keep lighting to a minimum.**

**PUBLIC COMMENT:**

- **Jonathan Winters** – The design of the house is fine. Concerned with safety regarding construction vehicle parking on Lilac and on the access easement to his parents’ property. Would like to be sure no parking on the easement because it is very narrow. Would like to see some sort of temporary parking set up that would address this concern. Very poor visibility at the driveways intersection with Lilac and would like to see that no hedges or other landscaping planted that could hinder visibility. Concerned regarding parking space for guesthouse – it is directly opposite the entrance gate to parents’ property and there is a turnaround there that the fire department required them to install and it must be kept clear of vehicles. Regarding aesthetics of the guesthouse, could it be pushed lower or further into the property? There is a steep embankment on the northwest side of the easement/driveway and concerned that heavy equipment could damage it.
- **Joanne and Joel Shefflin** – Design is beautiful. Main concerns are that the trees be maintained at a height that they don’t lose their views. Would like to see the roofline in a story pole to see where it would be. How is the septic system working? Would like to see landscape and drainage runoff handled such that it does not come onto their lot (to south) especially during construction. Would like to see that the boulder field in the southeast corner is protected.
- **Richard de Mille** – Concurs with the Winters regarding the shared easement. Concerned with accumulation of driveways in the area, some are unnecessary and does not want to see any additional driveways added.
- **Ralph Baxter (Montecito Association)** – Basement at 1,567 square feet is very large. Has trouble visualizing how the proposed uses will add up. The mechanical/utility rooms look too big for the needs of a house this size. House would already be too large and seems that if any portion is really useful to the house it should be included in FAR. Compatibility with surrounding area is a question.

**10. 05BAR-00000-00303 Cooper Entry Gate and Modification 759 Via Manana**  
05CUP-00000-00068 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A  
06MOD-00000-00016

Request of Harwood White, agent for the owner, Robert Cooper, to consider Case No. 05BAR-00000-00303 for **further conceptual review and preliminary approval of new secondary access entry gates of 6 feet 10 inches, associated walls under six feet, and associated gateposts under 8 feet; and primary access new 6 foot sliding gate, entry wall 6 feet from natural grade (as built), and associated gateposts under 8 feet (as built) in the front yard setback. The Modification would include a new 4 foot by 4 foot gas-fired fire pit in the front yard setback 42 feet 8 inches from the centerline of Via Manana Road (private).** The following structures currently exist on the parcel: residence of approximately 4,713 square feet with attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.95 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District. (Continued from 12/19/05) (Harwood White, Puck Erickson appeared)

**ACTION: Ketzler moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to grant preliminary approval of the modification only for 05BAR-00000-00303.**

**MBAR COMMENTS:**

- **Can justify the Modification because it is on the farthest side of the road and the pavement is on the farthest side of the easement from the proposed fire pit.**
- **The gates look fine**

**PUBLIC COMMENT:**

- **Marsha St. Clair** – Gate looks gorgeous and finds that all of what the applicant has done with the property looks gorgeous.

11. **03BAR-00000-00179** **Malouf Single Family Dwelling** **1548 Miramar Beach**  
**Remodel and Repair**  
04CDH-00000-00037 (Peter Imhof, Supervising Planner 568-2518) **Ridgeline: N/A**

Request of Mark Evans, agent for the owner, to consider Case No. 03BAR-00000-00179 for **further conceptual review of a repair and remodel of the single family residence of approximately 765 square feet, with a deck of approximately 185 square feet.** **First floor** alterations include an approximately 90 square foot addition which consists of enclosing a portion of the existing patio by moving the southern wall out approximately four feet seven inches to match the wall of the existing upper level, extending the existing deck approximately one foot six inches, and adding new windows, and new entry doors on the north and south sides of the structure. **Second floor** alterations consist of replacing the southern windows with new bi-fold doors which would open onto a new wooden balcony of approximately 115.5 square feet. Interior renovations would include adding a new bathroom on both the first and second floors, converting a portion of the first floor into a sleeping area, and renovating the kitchen. **Repair work** to match the existing structure would be completed as necessary to replace termite and dry rot damage. No grading is proposed as part of the project. The property is a 0.04 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-030, located at **1548 Miramar Beach** in the Montecito area, First Supervisorial District. (Continued from Continued from 7/21/03, 10/20/03, and 4/10/06) (Les Schulz appeared)

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

**MBAR COMMENTS:**

- **Looks fine.**
- **After MPC return with full size/scale plans and an explanation for why the power lines not addressed. The power line/pole not in MBAR purview.**

**PUBLIC COMMENT:**

- **Sue Dow Adams** – Important that under grounding of the utilities be dealt with, especially as one pole is located on Malouf property.
- **Phillip Hogan** – Lives directly across the railroad track. Main concern is view blockage. In this case, the roofline is not going any higher and he is fully supportive of the project.

**PRELIMINARY APPROVAL**

12. **06BAR-00000-00033** **Hurst Demo/New Single Family** **932 Park Lane**  
**Dwelling/Guesthouse/Cabana**  
06LUP-00000-00105 (Nicole Mashore, Planner 884-8068) **Ridgeline: N/A**

Request of Tom Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **preliminary approval of a new residence of approximately 8,982 square feet and basement of 3,268 square feet, detached garage of 800 square feet, detached garage of 775 square feet, guest house of 800 square feet, new entry gates, retaining walls, new pool and associated hardscape and landscape developments.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of

approximately 775 square feet (both to be demolished). The proposed project will require approximately 2,400 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at 932 Park Lane in the Montecito area, First Supervisorial District. (Continued from 2/27/06, 3/20/06, 7/24/06, 8/21/06, and 10/09/06) (Tom Meaney, Derek Westen, Katie O'Reilly Rogers, Harrison Hurst appeared)

**ACTION:** Nulty moved, seconded by Spann and failed by a vote of 2 to 2 (Michaelson, Ketzler no; Maphis, Zilles, Edwards absent) to grant preliminary approval to 06BAR-00000-00033.

**ACTION:** Nulty moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) to deny 06BAR-00000-00033, without prejudice.

**Findings for Denial based on inability to make Findings 1, 6 and 9 of the MBAR required findings:**

1. *Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.*

There is not a consensus on the MBAR as to appropriate neighborhood, either Park Lane or Buena Vista, and thus, it is difficult to determine neighborhood compatibility. The two areas are different.

6. *Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).*

The fact that grading (fill) is necessary to hide site walls and walls of structures demonstrates that project is not working with the site topography. The drainage all being directed to only one of the two possible drainages combined with the amount of grading shows how the project is fighting the site. Plate heights, including that of the guesthouse, are also a concern.

9. *Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well-designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.*

There is a large quantity of soil to be exported (1,200 cubic yards) which indicates the project does not exhibit a well-designed relationship to the natural topography. There is no consensus on the MBAR regarding the proposed basement for grading and visual issues.

*And in general:*

There has not been enough movement in redesign efforts to reduce size or height in response to MBAR direction after six meetings.

**MBAR COMMENTS:**

- There are a number of issues that have been raised at these meetings that are out of MBAR purview that remain to be addressed: emergency access (for neighbors) and secondary access (for project), Buena Vista Creek to west and drainage on the east, use of these as wildlife corridors and comments regarding a trail.

- **If project is appealed to Montecito Planning Commission and if it were approved, MBAR would want to see it for final review.**
- **Nulty – His previous comments have not been addressed. Regarding grading, much of it is due to the basement, and on the southwest corner a lot of fill is being used to hide that part of the basement. The fill is shown extended to the edge of the ESH buffer, but believes it will not be possible to construct the key without affecting that same buffer. Does not believe that simplification of architecture, requested by the MBAR, has gone far enough.**
- **Michaelson – Style does not match this property. Has a problem with adding so much basement for what would already be a large house. Cannot believe that such a large quantity of grading will not have impacts on the site. Regarding the new fence especially by the east drainage, once restoration occurs perhaps it would not be needed, but if it could be moved into the property now that would be better.**
- **Ketzel – Believes it has all been said at last meeting. Very concerned with grading at the southwest corner and with drainage, especially as it is now all directed to Buena Vista Creek rather than divided. Does not have a problem with the architecture and regarding the basement believes it is ok to have it on principal until the guidelines change to include basements in the FAR calculations. Believes house would be well-screened, story poles were difficult to see. House would not block mountain views. Regarding the new fence especially by east drainage, once restoration occurs perhaps it would not be needed, but if it could be moved into the property now that would be better.**
- **Spann – Agrees with most of Ketzel’s comments. Could support house and pool in general but has concerns with grading. Is very concerned that there are this many people fighting the project, which tells him that something has not been working on this project.**

**PUBLIC COMMENT:**

- **Chip Wulbrandt (representing many neighbors) – Too much development on a fairly steep, constrained site, seems building has been carefully located to just avoid triggering the threshold for Ridgeline and Hillside Development Guidelines. Basement should be counted in FAR, it is 10 feet in height and is fully habitable, a first floor of a three-story house. From south house will appear as 39 feet tall. House does not follow slope of property as MBAR has earlier requested. Drainage is now all directed to Buena Vista Creek to the west and the additional runoff would cause concerns for safety at the Arizona crossing on Buena Vista. Fencing has been added along Park Lane and needs to be reviewed as part of the project, some is located in the road right-of-way, some blocks public views from roadway that were available until recently. Portion of driveway for secondary access still seems possible or planned for future, no landscaping has been shown. Lot not large enough to require a secondary access. Lowering guesthouse elevation to avoid fill near large oak would be preferable.**
- **Lavon De Benedictis (also represented by Wulbrandt) – There used to be a well on site. Concerned with drainage that would come off of the driveway and drainage overall. May be better to have pool closer to house.**
- **Patrick Smielke (also represented by Wulbrandt) – Project does not follow Montecito Architectural Guidelines. What is proposed is not compatible with neighborhood (page 10) or size, bulk and scale (page 11).**
- **Rebecca Kaye (also represented by Wulbrandt) – Hopes to see more trees for screening. Would like to see plans for above ground filtering of stormwater runoff. How is it guaranteed that project built where approved to be built?**
- **Ron Schurr (also represented by Wulbrandt) – Very concerned with all drainage, more water in Buena Vista Creek. The way the fence has been erected it has closed off the creek and the drainage from use by wildlife as a corridor.**
- **Bill Palladini (also represented by Wulbrandt) – Gate at southwest end of property is Mrs. De Benedictis’ not Hurst’s. Reduction of grading since last meeting is misleading as**

the grading is now 100 cubic yards more than reported in August. Creek in winter has severely high water flows, four residents live east of creek with access on Buena Vista via an Arizona crossing. During high flows the crossing is impassable and in past residents have been able to hike out of their properties via the Hurst property. Now with new fence they cannot. Too much development here – it is a grand villa that would be beautiful on a flat site.

- **Ralph Baxter (Montecito Association)** – Neighborhood compatibility is really the issue. Would like MBAR to carefully document how the project would comply with the guidelines.
- **Stephen Gordon** – Concerned with drainage and access for safety/emergencies. There was a trail through this property near the creek, for at least 35 years, used for emergency access by neighbors when Buena Vista is blocked by high creek flows. Hurst's access should only be from Park Lane.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Michaelson, and carried by a vote of 4 to 0 (Maphis, Zilles, Edwards absent) that the meeting be adjourned until 3:00 P.M. on Monday, November 27, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.*

Meeting adjourned at 7:29 P.M.