



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of November 27, 2006**

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

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketznel	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
Peter Edwards	

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by board member Sam Maphis, at 3:04 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
Sam Maphis	
Peter Edwards	
David Villalobos	- MBAR Secretary
Julie Harris	- Planner III

COMMITTEE MEMBERS ABSENT: Raymond Ketznel

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 29

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

Item No. 6 – Mathews Garage Conversion and New Garage (06BAR-00000-00173) was dropped from the Standard Agenda.

III. MINUTES: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Spann, Nulty, Ketznel absent) to approve the Minutes of October 17, 2006.

Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Spann, Nulty, Ketznel absent) to approve the Minutes of October 23, 2006.

Edwards moved, seconded by Zilles and carried by a vote of 5 to 0 (Spann, Ketznel absent) to continue review of the minutes of November 13, 2006 to the meeting of December 11, 2006.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Marsha Zilles informed the Board that the design guidelines for Westmont were incorporated into the conditions of approval as Condition #20.

- V. **STAFF UPDATE:** 2007 MBAR schedule distributed today. Please note that the Montecito meeting place will not be available on February 26, 2007, so please consider an alternative location for the meeting or the possibility of scheduling an alternate date.

STANDARD AGENDA:

FINAL APPROVAL

1. **04BAR-00000-00008** **Schwartz Revisions** **1727 Fernald Point Lane**
04CDH-00003-00007 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Mark and Lynda Schwartz, to consider Case No. 04BAR-00000-00008 for **revised final approval of minor changes to an approved project. The changes include a new site wall along Fernald Point Lane, new doors on the historic guesthouse, new walls and planting areas near house entry, some changes to the fenestration, new roof deck, and minor changes to the finished grade on the addition, and change to deck railings. The approved project was an addition of approximately 6,400 square feet to a relocated single family residence of approximately 1,400 square feet and new attached garage of approximately 800 square feet and relocation of existing guesthouse /storage building of approximately 715 square feet.** The following structures currently exist on the parcel: "historic" residence of approximately 2,200 square feet, guest house/storage building of approximately 715 square feet and carport of approximately 600 square feet. The proposed project will require 230 cubic yards of cut and approximately 1,140 cubic yards of fill. The property is a 1.51 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-003, located at **1727 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 1/26/04 and 5/23/05)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Spann, Nulty, Ketzal absent) to grant revised final approval of 04BAR-00000-00008.

MBAR COMMENTS ON SITE WALL, NOT PART OF APPROVAL:

- **Wall proposed essentially at edge of pavement, not much room to provide enough landscaping. If applicant moves forward with a wall, it should be pushed away from road pavement as much as possible, wherever possible to provide enough area to plant enough greenery to screen it completely ("should not be seen"). The current look of the property is rural and a plain masonry wall, right next to road, would not be appropriate here.**
- **Regarding reported need for wall, any information from a sound engineer?**

2. **04BAR-00000-00335** **Klink New Residence** **1795 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 revised beach stairway 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 **1795 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) (Vadim Hsu, Isaac Romero appeared)

ACTION: Nulty moved, seconded by Zilles and carried by a vote of 5 to 0 (Spann, Ketzler absent) to grant revised final approval of 04BAR-00000-00335.

MBAR COMMENTS:

- **Ok with landscape as shown.**
- **Once stair construction is underway, if for any reason engineering dictates the need for an alternate design, MBAR will want to review it.**

PUBLIC COMMENT:

- **Robert Gelber** – The seawall/revetment is very high, about 18 feet. Stairs are going to cut through the wall and will appear as a buttress from the side, going down to the beach. Concerned about structural integrity of the wall and potential impacts to its stability – the location is very close to his property and does not want it to affect his property. Would like to see that the stairs are softened with landscaping, does not want to see hard rock.

Moelleken Single Family Dwelling

3. **06BAR-00000-00044 Addition, Garage Addition, and Pool Cabana 354 Sheffield Drive**
06CDP-00000-00013 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Mark Mansfield, agent for the owner, Alan Moelleken, to consider Case No. 06BAR-00000-00044 for **final approval of addition of approximately 887 square feet to existing residence, new garage addition of approximately 964 square feet, and a new pool cabana of approximately 753 square feet.** The following structures currently exist on the parcel: residence with attached garage of approximately 3,886 square feet. No grading is proposed as a part of the project. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District. (Continued from 4/10/06, 4/24/06, and 6/05/06) (Mark Mansfield appeared)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4 to 0 (Spann, Nulty, Ketzler absent) to grant final approval of 06BAR-00000-00044.

CONDITION:

- **Because the new gate and posts are not the main access, the light fixtures must use an opaque or milky glass, not clear.**

MBAR COMMENT:

- **The original approved landscape, particularly along the street front, to be installed with this project.**

PUBLIC COMMENT:

- **Jane Habermann** – Very enthusiastic about the project. Likes the new gates and that they are solid. Requests that the lights be low.

PRELIMINARY APPROVAL

4. **06BAR-00000-00119 Couples Retaining Wall 1144 East Mountain Drive**
06CUP-00000-00024 (Daniel Gullett, Planner 568-2002) Ridgeline: Urban

Request of Greg Schmandt, agent for the owners, Mr. and Mrs. Couples, to consider Case No. 06BAR-00000-00119 for **preliminary/final approval of an as-built retaining wall approximately 90 feet in length and varying between 1.6 and 10.6 feet in height from the**

top of finished grade. Construction of the retaining wall was authorized in January 2006 to protect existing structures under Emergency Permit 05EMP-00000-00028. The project required approximately 1,030 cubic yards of cut and approximately 1,030 cubic yards of fill. The following structures currently exist on the parcel: residence of approximately 12,000 square feet, detached garage of approximately 1,800 square feet, guest house of approximately 1,800 square feet, and studio of approximately 450 square feet. The property is a 5.28 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-250-015, located at **1144 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/10/06 and 9/25/06) (Greg Schmandt appeared)

ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 4 to 0 (Spann, Nulty, Ketzler absent) to grant preliminary and final approval of 06BAR-00000-00119.

CONDITION:

- Use 5-gallon creeping fig for faster mitigation.

PUBLIC COMMENT:

- Deanna Wassom (Montecito Association) – Just making sure that screening of the wall is being addressed for the neighbors.

5.	06BAR-00000-00243	Knall Single Family Dwelling Addition and Interior Remodel	820 Oak Grove Drive
	06LUP-00000-00899 (Amy Trester, Planner 568-3116)		Ridgeline: N/A

Request of Becker Construction, agent for the owners, Dave and Anne Knall, to consider Case No. 06BAR-00000-00243 for **preliminary approval of an addition of approximately 557 square feet and interior remodel to existing residence.** The following structures currently exist on the parcel: residence of approximately 1,820 square feet with detached garage/office of approximately 825 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-032, located at **820 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Continued from 10/17/06) (Catherine Quandt, Patrick Sheehan appeared)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Spann, Nulty, Ketzler absent) to continue 06BAR-00000-00243 a future meeting. Applicant to return for preliminary.

MBAR COMMENTS:

- Still concerned with the rising shed roof form over the addition. Restudy and explore other options; for example a separate, clean hip roof.
- Consider separating the new element from the old to provide for separation and better expression.
- Bring a roof plan when you return.

6.	06BAR-00000-00173	Mathews Garage Conversion and New Garage	1100 East Mountain Drive
	06LUP-00000-00897 (J. Ritterbeck, Planner 568-3509)		Ridgeline: Urban

Request of Joaquin Ornelas, agent for the owner, Dr. Barbara Mathews, to consider Case No. 06BAR-00000-00173 for **preliminary approval of remodel/conversion of existing 3-car garage of approximately 1,080 square feet to a great room, and construction of a new 3-car garage of 800 square feet with a detached 226 square foot storage room.** The proposed new structures will both be detached from the existing residence. The following

structures currently exist on the parcel: residence of approximately 8,500 square feet and pool house/guesthouse of approximately 1,600 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 4.35 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-250-021, located at **1100 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 10/23/06)

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 4 to 0 (Spann, Nulty, Ketzler absent) to drop 06BAR-00000-00173 from the Standard Agenda. See Agenda Status Report.

CONCEPTUAL REVIEW

7. **06BAR-00000-00160** **TMB/DSB Family Trust**
Single Family Dwelling Addition **1757 Glen Oaks Drive**
06LUP-00000-00614 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Don Nulty, architect for the owner, TMB/DSB Family Trust, 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 and 11/13/06) (Robert Foley appeared)

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

MBAR COMMENTS:

- **Key will be a good landscape plan for the project, likes that the addition is one story.**
- **Since a bay window is being changed to French doors on the existing house, consider creating a better outdoor living area instead of the proposed deck.**
- **Do not see a need for story poles for the MBAR at this time if the poles installed for the benefit of the neighbor and the Homeowners Association addresses their concerns and the Association sends a letter to the MBAR informing of its approval.**

PUBLIC COMMENT:

- **Gary Banks (Glen Oaks Homeowners Association)** – Main concern is privacy between this parcel and the neighbor to the south. Some mature vegetation would be removed in the area of the addition. Neighbor's property at a lower elevation. Addition would be shooting out at higher and with a deck, possibly looking into neighbor's property. Addition does not step down with the grade. Would like to see story poles and work out as neighbors.
- **Stefan Riesenfeld** – He's on the south, main concern is privacy associated with the addition. No problem with the pool cabana. Also concerned with the deck that might overlook his property. Would like to see new landscape screening included in the approved project.

8. **06BAR-00000-00274** **Towbes Single Family Dwelling Addition** **870 Rockridge Road**
06LUP-00000-00993(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Michael Towbes, to consider Case No. 06BAR-00000-00274 for **conceptual review of an exercise room of approximately 212 square feet and bedroom suite of approximately 285 square feet to existing residence**. The following structures currently exist on the parcel: residence of approximately 4,264 square feet with attached

garage of approximately 511 square feet. The proposed project will require no cut and approximately 40 cubic yards of fill. The property is a 1.29 acre zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-031, located at **870 Rockbridge Road** in the Montecito area, First Supervisorial District. (Robert Foley appeared)

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

MBAR COMMENT:

- **Moving along in the right direction.**

PUBLIC COMMENT:

- **Mark and Joann Appleton (letter)** – Supports the project and have no objections.

9.	06BAR-00000-00256	Stewart/Kahmann Single Family Dwelling Demo/Rebuild	90 Butterfly Lane
	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. (Continued from 11/13/06) (William Cooper appeared)

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

MBAR COMMENTS:

- **Neighborhood compatibility is primary issue.**
- **Size and height do not seem appropriate.**
- **The classical high style of the architecture is too urban for this funky, country-style neighborhood, too large, not comfortable in that corner. The style of the garage is better.**
- **Will want to see story poles.**
- **Also bring photos of other houses in neighborhood and neighbor that shares the driveway.**

PUBLIC COMMENT:

- **Jill Finsten** – Dismayed when the original project to rehabilitate the existing house fell through. Concerned with privacy and maintenance of the green space between the shared private driveway and the railroad. Had liked the rural feel of the easement, but now a lot of greenery has been removed. Wants to ensure that access is appropriately maintained for her house with the installation of the new gate (emergency access, etc.) Make sure that what is approved is carried through.
- **Sascha Liebowitz** – Privacy, bedroom looks into the property. Appreciates landscape screening. Concerned that style of new house will not keep the look and feel of a country lane with two cottages, but like a compound with a small house behind. If entire property is walled and fenced for security, why are they proposing another wall north of the house and right next to the shared driveway?

- **Nadine Grosso (letter)** – Ensure that construction only occur during legal working hours and consistent with any project approvals.
- **Deanna Wassom (Montecito Association)** – Concerned with construction parking.

10. 05BAR-00000-00313 Gibbons Accessory Structure, Cabana, Wine Room, and Residential Remodel 1136 Glenview Road
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavonian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **further conceptual review of a new attached accessory structure of approximately 566 square feet, pool cabana of approximately 568 square feet, and wine room of approximately 403 square feet. The project also includes a new main residence terrace of approximately 471 square feet and alteration to existing main residence master bath.** The following structures currently exist on the parcel: residence of approximately 6,811 square feet. The proposed project will require approximately 402 cubic yards of cut and no fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06) (Peter Kavonian, Mark Mansfield, Derek Westen appeared)

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

MBAR COMMENTS:

- **Will want a memo from planner next time summarizing the planning issues and history on the site, regardless of the next level of review, including the scope of what the MBAR should be reviewing, as many comments today addressed items under construction and previously permitted (for example the pool and grading for the pool, retaining walls).**
- **Will need to review landscape screening.**
- **Will want a letter from Pepper Hill indicating what it has approved.**
- **Generally no issues with the wine cellar.**
- **Generally ok with the architecture of the accessory structure and is not as concerned with it's location in front because it is lower than the house. However, concerned with the accessory structure's location on the slope and slope stability, it is not clear what the slope is, provide better topography.**
- **Past permitting issues not in the MBAR's purview.**

PUBLIC COMMENT:

- **Billie Maunz** – Does 6,800 square feet include the garage and finished basement? What is total development on the site, total hardscape? It is on a hillside and is concerned for that reason.
- **Peter Novick** – Concerned with overall amount of work going on. Not all of it has been permitted. Concerned with slope stability in Pepper Hill (a woman nearly killed in a mudslide a few years ago) and protection of neighbors, especially given the extensive amount of grading already occurring on the site. Concerned with length of time of construction, amount of drainage with dirt in it coming off site. Just too much going on given the size of the lot, slope and privacy with the major extension of balcony.
- **Victoria Greene (for Novick)** – A lot of work on the site, not all with appropriate approvals, in particular retaining walls (currently applicant is working with County to correct). Wall built over height requirements next to Novick's property, had to go through zoning violation process to correct, trenching is affecting trees. Grading for pool construction has extended well beyond what was permitted. Plans do not clearly indicate which walls were approved or the approved heights. No existing grade is clearly shown for

the accessory structure so it is hard to tell if it does meet the height requirements. The trellis is still shown in Pepper Hill's setbacks. Much development on the site overall. The house is over the recommended maximum FAR. There are already many site walls, the pool and other structures. The new development would add another 2,000 square feet all on a steep slope. The *Montecito Guidelines* address neighborhood compatibility of all site development providing direction to look at size, bulk and scale of the whole of the development on the site with the neighborhood, not just the FAR for size, bulk and scale of the house itself.

- **Ken Stokes (on Board of Directors of Homeowners Association)** – This proposal has been approved by the association. The Association's attorney found the engineering for the hill slope is fine. The Association did not approve the trellis.
- **Robert Suh (letter)** – Any activity that threatens hill slope stability should not be allowed. His family was the primary victim of a mudslide on this hill in 1998.
- **Deanna Wassom (Montecito Association)** – Look at overall development on the property and the accessory structure on what looks like a 38% slope.

11. 06BAR-00000-00268 Dishion Demolition/Rebuild Garage and Single Family Dwelling Addition 565 Para Grande Lane
06LUP-00000-01003 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban

Request of Sam Holroyd, agent for the owners, Mr. and Mrs. Dishion, to consider Case No. 06BAR-00000-00268 for **conceptual review of a new attached 2-car garage with bedroom, bath, closet, and second bedroom above.** The following structures currently exist on the parcel: residence of approximately 2,296 square feet with an attached 2-car garage of approximately 350 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.82 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-018, located at **565 Para Grande Lane** in the Montecito area, First Supervisorial District. (Sam Holroyd, Catherine Dishion appeared)

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

MBAR COMMENTS:

- Likes how the design has been kept modest and in tune with the existing house.
- Is becoming a two story element but it is good that the element has been kept smaller and away from the street.
- Return with photos of street neighborhood and aerial photo.
- Would like to hear from neighbor on the north side – a letter would be ok.
- Add vicinity map to site plan.

PUBLIC COMMENT:

- **Deanna Wassom (Montecito Association)** – Would like neighborhood compatibility to focus on this street.

12. 06BAR-00000-00272 dePonce Single Family Dwelling Addition 434 Pimiento Lane
06LUP-00000-01008 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Louis and Sue dePonce, to consider Case No. 06BAR-00000-00272 for **conceptual review of an addition of approximately 1,300 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 2,307 square feet. The proposed project will not require grading. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-060, located at **434 Pimiento Lane** in the Montecito area, First Supervisorial District. (Tom Ochsner appeared)

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

MBAR COMMENTS:

- **It is a nice project.**
- **May need to look at screening, privacy for neighbor to south.**

PUBLIC COMMENT:

- **Debbie Branch Geremia** – Wanted to see what height and drainage would be like.

13.	06BAR-00000-00273	Freston Single Family Dwelling Addition/Remodel	2300 Bella Vista Drive
	(no planner assigned)		Ridgeline: Rural

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, to consider Case No. 06BAR-00000-00273 for **conceptual review of the renovation, remodel, and addition of approximately 527 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 7,389 square feet with attached garage of approximately 658 square feet, and structure of approximately 2,500 square feet, which includes a guest house (above) of approximately 800 square feet and garage/storage (below) of approximately 1,700 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Laurel Fisher Perez, Cintia Carlson, Susan Van Atta appeared)

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

MBAR COMMENTS:

- **Moving in the right direction.**
- **Wants to see lighting plan – lighting should be minimized, conceal light sources, direct/shield light down onto property, use timers, etc.**
- **Anything that can be done to cover the exposed retaining walls, deeper color, vegetation.**

PUBLIC COMMENT:

- **Deanna Wassom (Montecito Association)** – Just wanted to point out the Resource Management zoning. Looks like they are considering that with their proposal.

14.	06BAR-00000-00276	Hann Single Family Dwelling Addition/Remodel	974 Chelham Way
	06LUP-00000-01005 (J. Ritterbeck, Planner 568-3509)		Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Cindy Hann, to consider Case No. 06BAR-00000-00276 for **conceptual review of a first floor addition of approximately 488 square feet, second floor addition of approximately 1,010, and remodel of approximately 327 square feet to existing residence, and new attached 2-car garage of approximately 545 square feet.** The following structures currently exist on the parcel: residence of approximately 1,425 square feet. The proposed project will require approximately 6 cubic yards of cut and approximately 426 cubic yards of fill. The property is a 12,197 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-008, located at **974 Chelham Way** in the Montecito area, First Supervisorial District. (Peter Becker, Robert Hann appeared)

(Lot 4) in the Montecito area, First Supervisorial District. (Continued from 10/23/06) (Robert Senn appeared)

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

MBAR COMMENTS:

- **Restudy the motor court, prefer to see it higher up on the property, closer to road, on north side of house. Do not like it traveling a long way down the hill with a large turnaround on the south side. It places a large paved area between the house and proposed landscape terraces, which is both unpleasant for the residents use and pushes the landscape terraces further down the property.**
- **Do not like the 7 foot retaining wall for the motor court.**
- **Walls should be stepped more to add more landscape, should have more stone on the walls.**
- **Oak Creek Canyon is not a formal area, the high Italian style is too formal for this area and really is not compatible with Lot 1. Make it informal.**
- **House could be H-shaped instead of U-shaped.**
- **Likes the idea of pursuing the map modification to allow access directly from the road and to eliminate the access across the drainage.**

PUBLIC COMMENT:

- **Deanna Wassom (Montecito Association) – Reducing the amount of earthwork will move it in the right direction.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Zilles, and carried by a vote of 5 to 0 (Spann, Ketzler absent) that the meeting was adjourned until 3:00 P.M. on Monday, December 11, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 8:23 P.M.