



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 9, 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 Ketzel	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 the Chair, Anthony Spann, at 3:05 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketzel
Donald Nulty Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
David Villalobos - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 20

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None
- II. AGENDA STATUS REPORT:** Nulty moved, seconded by Edwards and carried by a vote of 6 to 0 (Zilles) to adopt the changes to the agenda:

Item No. 10 – Larson New SFD/Garage/Grading – Continued to meeting of January 23, 2006.

- III. MINUTES:** Ketzel moved, seconded by Michaelson and carried by a vote of 5 to 0 (Maphis, Zilles absent) to approve the Minutes of December 19, 2005.

IV. ELECTION OF NEW MBAR CHAIR AND VICE CHAIR

ACTION: Michaelson moved, seconded by Ketzel and carried by a vote of 4-0 (Nulty, Maphis, Zilles absent) to elect Anthony Spann as Chair and Don Nulty as Vice-Chair.

V. MONTECITO CONSENT AGENDA:

C-1. 05BAR-00000-00283 Thomas Addition and Interior Remodel 118 Pomar Lane
05CDP-00000-00129 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Thomas, to consider Case No. 05BAR-00000-00283 for **preliminary/final approval on consent of first floor and second floor additions totaling approximately 591 square feet. Interior alterations are also being proposed.** The following structures currently exist on the parcel: one two story residence of approximately 2,998 square feet, detached two-car garage of approximately 415 square feet, and accessory room of approximately 219 square feet. The proposed project will not require grading. The property is a 0.79 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-333-002, located at **118 Pomar Lane** in the Montecito area, First Supervisorial District. (Continued from 12/05/05)

ACTION: Michaelson moved, seconded by Ketzler and carried by a vote of 5 to 0 (Maphis, Zilles absent) to grant preliminary and final approval on consent of 05BAR-00000-00283.

C-2. 05BAR-00000-00285 Delorenzo Addition 1379 School House Road
05LUP-00000-01241 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jason Grant, agent for the owner, John Delorenzo, to consider Case No. 05BAR-00000-00285 for **preliminary/final approval on consent of an addition of a master bathroom of approximately 230 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,894 square feet and detached garage of 506 square feet. The proposed project will require approximately 4 cubic yards of grading.. The property is a 34,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-025, located at **1379 School House Road** in the Montecito area, First Supervisorial District. (Continued from 12/05/05)

ACTION: Michaelson moved, seconded by Ketzler and carried by a vote of 5 to 0 (Maphis, Zilles absent) to grant preliminary and final approval on consent of 05BAR-00000-00285.

VI. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- There was a training session for new BAR members on Friday, January 6, 2006. Training materials provided today and tape can be made available to view, if interested.
- Thinking about how Montecito BAR can work more effectively with Historic Landmarks Advisory Committee. If any changes proposed may want to consider whether any modifications be made to Montecito BAR by-laws.

VI. STAFF UPDATE:

- Survey distributed regarding hearing support.
- On December 21, 2006 Montecito Planning Commission voted to adopt staff's recommendation to recommend to the Board of Supervisors changes to the appeals and noticing processes in Articles II and IV. County Planning Commission will be reviewing and making recommendations at its hearing on January 11, 2006. With these changes, noticing would occur earlier in the process, when a project is determined to be complete for processing. BAR decisions would primarily be appealable when preliminary approval has been granted. Appeals of final BAR decisions would only be allowed if the final approval is substantively different than the preliminary approval. In addition, potential appellants would need to show substantive grounds for appeals. Montecito BAR recommends that a handout be included in BAR application packets clarifying exactly what items will need to be provided for preliminary review.

STANDARD AGENDA:

FINAL APPROVAL

1. **05BAR-00000-00205** **Entezari Gate/Gate Post** **469 Hot Springs Road**
05CUP-00000-00047 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Vahid Entezari, to consider Case No. 05BAR-00000-00205 for **final approval of two as-built 9 foot high entry gates, gateposts, and walls and relocation of the northern entry gate.** The following structures currently exist on the parcel: residence and garage. The property is a 0.79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-040-006, located at **469 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued 8/22/05, 9/12/05, 9/26/05, and 12/05/05) (Chris Dentzel appeared)

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 6 to 0 (Zilles absent) to grant final approval of 05BAR-00000-00243 with the following conditions:

CONDITIONS:

- **Landscape plan as drawn by Twibell to remove lights from top of gateposts.**
- **No lighting approved.**
- **Cypress trees not to be removed.**

NEIGHBOR COMMENTS:

- Susan Keller (Montecito Association) – Unless there is a compelling reason does not believe there should be concessions made to allow walls and gateposts taller than allowed in Montecito zoning ordinance.

PRELIMINARY APPROVAL

2. **05BAR-00000-00298** **Montgomery Patio Roof** **755 San Ysidro Lane**
05LUP-00000-01274 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Parker Montgomery, to consider Case No. 05BAR-00000-00298 for **preliminary/final approval of a new metal pitched roof over an existing guest room and terrace, and new doors and windows to create an approximately 660 square foot enclosed terrace.** The following structures currently exist on the parcel: residence of approximately 5,040 square feet, pool cabana of approximately 600 square feet, pool, and garden pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05) (Bob Easton appeared)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 to 1 (Zilles absent, Maphis abstained) to grant preliminary and final approval of 05BAR-00000-00298.

3. **05BAR-00000-00220** **Barrack Cabana** **288 Hot Springs Road**
05LUP-00000-01013 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Tom Barrack, to consider Case No. 05BAR-00000-00220 for **preliminary/final approval of a pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of 7,949 square feet, garage 1,334 square feet and guesthouse of 774 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a

3.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-130-037, located at **288 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 9/12/05) (Jim Davis appeared)

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 5 to 0 to 1 (Zilles absent, Nulty abstained) to grant preliminary and final approval of 05BAR-00000-00220.

4. 05BAR-00000-00256 Smyth Single Family Dwelling Addition 171 Butterfly Lane
05CDP-00000-00133 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Lori Smyth, to consider Case No. 05BAR-00000-00256 for **preliminary approval of a remodel and addition of approximately 1,336 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 1,510 square feet and accessory building of approximately 176 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 11/07/05 and 12/19/05) (Tom Smith, Lori Smyth appeared)

ACTION: Edwards moved, seconded by Nulty and carried by a vote of 5 to 0 to 1 (Zilles absent, Spann abstained) to grant preliminary approval of 05BAR-00000-00256 with the following conditions:

CONDITIONS:

- Show spa equipment enclosure on plans, include elevation and gate, outside setbacks.
- Final on consent ok.

5. 05BAR-00000-00128 Rutherford Remodel and Addition 1374 Danielson Road
05CDP-00000-00079 (Peter Lawson, Planner 568-2021) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, John and Lynn Rutherford, to consider Case No. 05BAR-00000-00128 for **preliminary approval of a remodel and addition to an existing duplex. One half of the duplex, Unit A, would be remodeled with new windows and re-roofed, however there would be no increase in square footage. The other half of the duplex, Unit B, would include a first floor addition of 297 square feet and a new second story of 569 square feet for a total addition of approximately 866 square feet. Additionally, on the second floor there would be a patio of 146 square feet and a portion of it would be covered.** The following structures currently exist on the parcel: A single story duplex consisting of Unit A at approximately 1,017 square feet and Unit B at approximately 1,100 square feet. The property is a 0.22 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-570-006 and -005, located at **1374 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 6/6/05 and 9/26/05) (Susette Naylor, Lynn Rutherford appeared)

ACTION: Ketzler moved, seconded by Nulty and carried by a vote of 6 to 0 (Zilles absent) to grant preliminary approval of 05BAR-00000-00128 with the following comments:

COMMENTS:

- Final on Consent ok.
- Bring lighting fixtures, keep lighting to a minimum.

NEIGHBOR COMMENTS:

- Susan Keller (Montecito Association) – Confirm that Montecito BAR is satisfied with the size, bulk and scale of this proposal.

6.	Berkoff Trust New Residence	700 Picacho Lane
	Guesthouse, Cabana and Garage	
	05BAR-00000-00172	Ridgeline: N/A
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	05LUP-00000-00952 (Errin Briggs, Planner 568-2047)	

Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for **preliminary approval of a new residence of approximately 9,860 square feet, guest house of approximately 800 square feet, cabana of 800 square feet, garage of approximately 800 square feet, accessory structure of approximately 500 square feet, new pool and new tennis court.** There are no structures on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 7/11/05 and 7/25/05) (Chris Jacobs, Robert Foley, Grant Castleberg appeared)

Project received further conceptual review only. No action taken. Nulty abstained from participating on this item. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Redwoods could be an appropriate screening hedge but really are specimen trees. The proposal shown with two clusters of redwoods internal to the site would have to be topped to maintain a maximum height of 24 feet. These trees would be particularly problematic given they are not on the perimeter of the property.**
- **Drainage in the southeast corner still an issue given the increase in impermeable surfaces for the tennis court and secondary driveway.**
- **A 24 foot hedge is already a tall hedge. All of the hedges on site should be maintained at no more than 24 feet in height.**
- **Provide a grading and drainage plan before preliminary approval.**

NEIGHBOR COMMENTS:

- David Grokenberger for Mr. & Mrs. Gluck (to north) – Thought that comments at previous meeting indicated that redwoods are not appropriate screening material, no landscape plan yet to review. Redwoods would block the Gluck's ocean view. Only have asked that a small view corridor over northeast portion of Berkoff's property be maintained by not allowing anything to grow taller than 24 feet. Requests that redwoods not be allowed in this area and that hedge be maintained at 24 feet. Very concerned that this won't be complied with.
- Fred Gluck – Concerned that redwoods were planted in the northeast area where they would eventually grow taller than the 24 feet and block views.
- Jim Nigro (to east) – Previous owner put a lot of fill on the site and now property drains onto his property; thus very concerned with proposed tennis court and driveway and that it will increase drainage onto his property.
- Fred Lucas – Still concerned with the drainage at the southeast corner.
- Susan Kellar (Montecito Association) – Montecito Association believes that maintaining the hedge at 24 feet is a good compromise to afford Gluck's view protection and privacy. Needs to be part of conditions on the project.

CONCEPTUAL REVIEW

7.	Bauernfeind Single Family Dwelling	2080 Birnam Wood Drive
	05BAR-00000-00305	
	Demo/Rebuild/Guest House	
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	05LUP-00000-01292 (Errin Briggs, Planner 568-2047)	Ridgeline: Rural

Request of Don Nulty, architect for the owner, Bauernfeind Roman Corp., to consider Case No. 05BAR-00000-00305 for **conceptual review of a partial demolition of approximately 3,120 square feet and remodel of remaining residence of approximately 1,681 square feet, addition to existing residence of approximately 5,299 square feet with attached garage of approximately 461 square feet, remodel a portion of existing residence into new guest house of approximately 663 square feet, new detached garage of approximately 461 square feet, and 2 new driveways.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet and garage of approximately 684 square feet. The proposed project will not require grading. The property is a 2.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-038, located at **2080 Birnam Wood Drive** in the Montecito area, First Supervisorial District. (Robert Foley, Josh Monroy appeared)

Project received conceptual review only. No action taken. Maphis and Nulty abstained from participating on this item. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Front entry is not prominent enough.**
- **Concerned about having two useable pools on-site. Seems odd.**
- **Likes that garage doors have been removed from street façade.**
- **Is a little over the *Montecito Guidelines* FARs; go to Birnam Wood HOA before returning to Montecito BAR.**

8.	05BAR-00000-00308	Short Artist Studio	435 Ennisbrook Drive
	05LUP-00000-01301 (Amy Trester, Planner 568-3116)		Ridgeline: N/A

Request of Robert Senn, architect for the owner, Robert Short, to consider Case No. 05BAR-00000-00308 for **conceptual review of new artist studio of approximately 402 square feet.** The following structures currently exist on the parcel: residence of approximately 4,964 square feet with attached garage of approximately 731 square feet, and detached garage of approximately 460 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.95 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-540-005, located at **435 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Robert Senn appeared)

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

COMMENTS:

- **Looks good.**
- **Preliminary/Final on consent ok.**

NEIGHBOR COMMENT:

- R. L. Schall – Supports the proposed artist studio.

9.	05BAR-00000-00313	Gibbons Accessory Structure and Residential Remodel	1136 Glenview Road
	05LUP-00000-01344 (Tina Ryder, Planner 568-2001)		Ridgeline: N/A??

Request of Peter Kavonian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **conceptual review of new accessory structure with pool cabana of approximately 600 square feet on the ground floor, and pavilion of approximately 560 square feet and storage area and half bath of approximately 440 square feet on upper floor.** The following structures currently exist on the parcel: residence of approximately 6,800 square feet. The proposed project will require approximately 500 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. (Peter Kavoian appeared)

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

COMMENTS:

- **Don't want to see the project again until after applicant has worked out the issues with the Pepperhill Association.**
- **Cannot support a roof deck on top of the accessory structure – essentially as proposed would have three levels of activity.**
- **Concerned about amount of grading, area to work is very tight between property line and driveway.**
- **Although stacking uses, size cannot be over 800 square ft. footprint and height appears to exceed new ordinance requirements.**

NEIGHBOR COMMENTS:

- Des O'Neill (Pepperhill HOA) – Setbacks within their HOA are 25 feet, greater than County's and go back to 1961. Height restrictions vary by lot. Would be happy to discuss with architect but previous HOA boards have not been inclined to accept variations to the setback.
- Josepha D. Rado – Would like to see the Pepperhill HOA notified for any projects that are proposed within its area.
- Dr. Peter Novick (to west) – Already concerned with impacts to his view based on current construction on the property. Concerned that the loggia extension and the proposed accessory structure will create further impacts, noise from pool/Jacuzzi equipment going in. Landscape has been modified without Pepperhill HOA permission and excessive irrigation is impacting oak trees on his side of the property line. Home is already 7,000 square feet, this proposal just adds another 1,000 square feet to the lot and seems excessive, especially as it is all on the property line adjacent to his property.
- Susan Keller (Montecito Association) – Confused by the size proposed, seems to be out of proportion.

10. **Larson New Single Family**
05BAR-00000-00301 Dwelling/ Garage/Grading 1355 Oak Creek Canyon Road (Lot 2)
(no planner assigned) Ridgeline: Rural

Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **conceptual review of a new residence of approximately 6,500 square feet with attached garage of approximately 794 square feet, and new guest house of approximately 800 square feet.** The property is currently vacant. The proposed project will require approximately 1,460 cubic yards of cut and approximately 1,680 cubic yards of fill. The property is a 5.7 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-023, located at **1355 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6 to 0 (Maphis, Michaelson absent) to continue item 05BAR-00000-00301 to the meeting of January 23, 2006. See Agenda Status Report

11. **05BAR-00000-00310** **Esrey Single Family Dwelling and Cabana** **1398 Oak Creek Canyon Road (Lot 7)**
(no planner assigned) Ridgeline: N/A

Request of Ray Ketzal, architect for the owners, Mr. and Mrs. William Esrey, to consider Case No. 05BAR-00000-00310 for **conceptual review of new residence of approximately 6,410 square feet with attached 3-car garage of approximately 825 square feet, and pool cabana of approximately 654 square feet.** The lot is currently vacant. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,111 cubic yards of fill. The property is a 53.13 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Douglas Beard appeared)

Project received conceptual review only. No action taken. Ketzal abstained from participating on this item. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **The cut rock on site will be difficult to landscape, especially with retaining walls needed above for the development. Need to devise a way to get soil onto some areas to get some plants/landscaping. Need to work on screening.**
- **Consider bringing in some larger trees.**
- **What is the maximum square footage allowed on this lot per conditions of approval?**
- **Would like to see story poles of 2-story portion of house and the parking area's walls down in front.**
- **May want to review with Montecito Fire before coming back.**

NEIGHBOR COMMENT:

- **Jack and Sheri Overall – With 2,500 cubic yards of cut, where will the fill go? How high will the retaining walls be? With all the rock on this site concerned that development as a whole will be very visible from Montecito. Request story poles. Also, fire access and location of a trail recently put in through this area.**

12. **04BAR-00000-00335** **Klink New Residence** **1787 Fernald Point Lane**
04CDH-00000-00042 (Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **further conceptual review of 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, and 8/22/05, 9/26/05, and 11/07/05) (Vadim Hsu, Brian Broderson, Isaac Romero, John & Patricia Klink appeared)

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

COMMENTS:

- **Appears that height has been pushed down as far as it can go.**

- **No consensus of Montecito BAR on whether chimney should be moved to the west elevation. However, chimney as drawn does not work, no flue shown.**
- **Concerned about excavation of the subterranean garage, likely to harm the magnolia. Paving as proposed is ok.**
- **Likes the landscaping at the entrance, even better if driveway can be pulled further to the west, away from the magnolia.**
- **Need to see location of the access of the basement garage.**
- **Will want to comment further on finished floor and about the trees once applicant has submitted arborist report.**

NEIGHBOR COMMENTS:

- Chip Wullbrandt (for neighbors) – Have not reduced height, moved chimney to west or done anything to protect the magnolias. Size has gotten a bit larger since MPC. Doesn't think this complies with Montecito Planning Commission conditions. Magnolia won't survive the digging of the basement.
- Don Sharpe (for neighbors) – Still concerned about basement garage, no access shown, doesn't expect magnolia to survive the excavation of the basement (refer to Spiewak arborist report prepared for neighbors). Chimney still wide and located on the east; cannot see why is cannot be moved to west. Approves of removal of east dormers and second story set back three feet. New driveway onto the lane is still a concern and prefers a shared driveway.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 that the meeting was adjourned until 3:00 P.M. on Monday, January 23, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 6:25 P.M.