



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 22, 2007**

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

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

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:08 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: None.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis, Nulty absent) to accept the following changes to the agenda:

Item No. 9 – Finley Garage/Office (06BAR-00000-00321) was dropped from the Standard Agenda.

III. MINUTES: Zilles moved, seconded by Edwards and carried by a vote of 4 to 0 to 1 (Maphis and Nulty absent, Spann abstained) to approve the Minutes of January 8, 2007.

IV. MONTECITO CONSENT AGENDA:

C-1. 05BAR-00000-00092 Cooper Revisions 759 Via Manana
06LUP-00001-00277 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Smith, architect for the owners Robert and Vanessa Cooper, to consider Case No. 05BAR-00000-00092 for **revised final approval on consent of a change to exterior materials, stairway, and building footprint.** The following structure currently exists on the parcel: residence of approximately 4,713 square feet. The property is a 0.96 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 4/25/05 and 6/05/06)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 6 to 0 (Nulty absent) to grant revised final approval on consent of 05BAR-00000-00092.

C-2. 06BAR-00000-00266 Koegel Garage and Workshop 623 Hot Springs Road
06LUP-00000-00944 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Lynn Koegel, to consider Case No. 06BAR-00000-00266 for **final approval on consent of a two-story building, including a 1st floor garage of approximately 628 square feet, 2nd floor workshop of approximately 591 square feet, driveway modification, 6 foot tall retaining wall and grading including 210 cubic yards of cut.** The following structures currently exist on the parcel: residence of approximately 2,759 square feet with attached garage of approximately 579 square feet, and guest house of approximately 607 square feet. The proposed project will require approximately 210 cubic yards of cut and no fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-013, located at **623 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 12/11/06 and 1/08/07)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 6 to 0 (Nulty absent) to grant final approval on consent of 06BAR-00000-00266.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: At the Montecito Planning Commission of January 17, 2007, the Commission denied the Largura appeal of the Planning and Development Land Use Permit denial, thus upholding the denial.

STANDARD AGENDA:

FINAL APPROVAL

1. 06BAR-00000-00075 Kirkhart-Casey Single Family Dwelling
Addition and Renovation/Remodel 1426 Greenworth Place
06CDP-00000-00057 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Mark Kirkhart, agent for the owners, Mary Casey and Mark Kirkhart, to consider Case No. 06BAR-00000-00075 for **final approval of a renovation/remodel to existing residence, including conversion of approximately 397 square feet of existing garage area, approximately 76 square feet of existing porch area, and approximately 120 square feet of existing deck area to habitable space, as well as an addition of approximately 152 square feet to existing residence and new attached 2-car garage of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,427 square feet square feet with attached garage of approximately 397 square feet. The proposed project will require approximately 292 cubic yards of cut, approximately 15 cubic yards of fill, and approximately 277 cubic yards of export. The property is a 0.37 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-190-003, located at **1426 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/24/06 and 8/07/06) (Mark Kirkhart, Michael Schnieder appeared)

ACTION: Maphis moved, seconded by Ketznel and carried by a vote of 7 to 0 continue 06BAR-00000-00075 to a future meeting. Applicant to return for final on consent.

MBAR COMMENTS:

- **Likes the overall project, design, integration. Likes bringing the on-street parking off the street and onto the site.**
- **Return with landscape plan that shows the sizes and types of the trees on the plans.**
- **Provide a basic plan for irrigation.**
- **Show exterior light fixtures on house and in the garden, with minimum wattage, cut-off fixtures, no clear or seeded glass.**

PUBLIC COMMENT:

- **Athena Philippedes** – Questioned whether filter and heating for pool will create noise, how high will chimney be above the wall? They have done a great job since last time and the wall by the pool will really help with noise. Thank you.

PRELIMINARY APPROVAL

2. **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 **preliminary/final approval 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. (Continued from 11/27/06) (Jim Davis appeared)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6 to 0 to 1 (Nulty recused) to grant preliminary and final approval of 06BAR-00000-00274.

PUBLIC COMMENT:

- **Tom Bollay** – Wanted to be sure that no development would encroach over a water main easement along the east boundary.

3. **06BAR-00000-00054 West House Gates, Entry Walls, and Driveway 1045 Fairway Road**
06CDH-00000-00008 (Laura Bridley, Planner 966-7260) Ridgeline: N/A
06CUP-00000-00010

Request of Thomas Bollay, architect for the owner, West House LLC, to consider Case No. 06BAR-00000-00054 for **preliminary/final approval of a redesign of existing gates, entry walls, and driveway.** The following structure currently exists on the parcel: residence of approximately 3,500 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 0.68 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-019, located at **1045 Fairway Road** in the Montecito area, First Supervisorial District. (Continued from 4/10/06) (Thomas Bollay, Steve Welton appeared)

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6 to 0 (Nulty absent) to grant preliminary and final approval of 06BAR-00000-00054.

- Mathews Garage**
4. **06BAR-00000-00173** **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/final approval of a 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, 10/23/06, and 11/27/06) (Joaquin Ornelas, Dr. Barbara & Michael Mathews appeared)

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 7 to 0 to grant preliminary and final approval of 06BAR-00000-00173.

MBAR COMMENT:

- **Looks good.**

- Stewart/Kahmann Single Family**
5. **06BAR-00000-00256** **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 **preliminary/final approval 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, 11/27/06, 12/11/06, and 1/08/07) (William Cooper, Chuck McClure appeared)

ACTION: Ketzal moved, seconded by Maphis and carried by a vote of 5 to 1 to 1 (Michaelson no, Spann recused) to grant preliminary approval of 06BAR-00000-000256. Applicant to return for final.

MBAR COMMENTS:

- **Glad the neighbors are satisfied with the major issues: landscape, access and screening.**
- **Example of how the process can work to resolve issues.**
- **Return with color board for final.**

PUBLIC COMMENT:

- **Sasha Liebowitz** – They have met with neighbors and they seem to have addressed her concerns.
- **Jill Finsten** – Likes the addition of the pedestrian gate, but also wants assurance that there is some manual override if there is a power outage, since the gates cross the only access to her property.

6. **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 **preliminary approval 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 (existing detached garage to be demolished)**. The following structure currently exists 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 0.28 acre 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. (Continued from 11/27/06) (Peter Becker, Robert and Cindy Hann appeared)

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

MBAR COMMENTS:

- **Clarify drafting question, roof overhang on west elevation pop-out, between elevation and roof plan.**
- **Show footprint of house on adjacent property to the west.**
- **Landscape plan for the front needs to call out the plants and sizes.**

CONCEPTUAL REVIEW

7. **06BAR-00000-00301** **Cole Single Family Dwelling Addition** **736 Coyote Road**
06LUP-00000-01075 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Heidi Jones, Suzanne Elledge Planning and Permitting Services, agent for the owner, Alexandra Cole, to consider Case No. 06BAR-00000-00301 for **conceptual review of an as-built addition of approximately 696 square feet to existing residence**. The following structure currently exists on the parcel: residence of approximately 1,916 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-090, located at **736 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 1/08/07) (Heidi Jones, Alex Cole appeared)

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

MBAR COMMENT:

- **Looks fine.**

8. **06BAR-00000-00319** **Horning Pool, Cabana, Trellis, Entry Gate, and Wall** **1361 Danielson Road**
06LLA-00000-00012 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
06CDP-00000-00143

Request of Susan McLaughlin, Suzanne Elledge Planning and Permitting Services, agent for the owners, Rob and Khara Horning, to consider Case No. 06BAR-00000-00319 for **conceptual review of a new pool with cabana of approximately 198 square feet, trellis of approximately 380 square feet, and new entry gate and wall**. The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guesthouse of approximately 515 square feet,

and barn of approximately 515 square feet. The proposed project will require approximately 245 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Susan McLaughlin, Lloyd Mear appeared)

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

MBAR COMMENTS:

- **Cabana looks fine.**
- **Will want to see the details of the fence, gate and frontage landscape when project returns; should be rustic to match existing development. A little concern expressed regarding the number of stone columns.**

9. 06BAR-00000-00321 Finley Garage/Office 2435 Sycamore Canyon Road
(no planner assigned) Ridgeline: N/A

Request of Henry Lenny, architect for the owner, Morton Finley, to consider Case No. 06BAR-00000-00321 for **conceptual review of the demolition of existing attached garage and unfinished accessory structure of approximately 825 square feet, and construction of a new two-story garage/home office consisting of a first floor 3-car garage of approximately 704 square feet and second floor office of approximately 704 square feet.** The following structures currently exist on the parcel: residence of approximately 3,280 with attached garage of approximately 550 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 013-090-021, located at **2435 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis and Nulty absent) to drop 06BAR-00000-00321 from the Standard Agenda. See Agenda Status Report.

10. 06BAR-00000-00322 Gittler Single Family Dwelling 100 San Ysidro Road
(no planner assigned) Ridgeline: N/A

Request of Brian Nelson, architect for the owner, Cam Gittler, to consider Case No. 06BAR-00000-00322 for **conceptual review of a new residence of approximately 3,120 gross (2,949 net) square feet with attached 3-car garage of approximately 877 gross (843 net) square feet.** The lot is currently vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-263-012, located at **100 San Ysidro Road** in the Montecito area, First Supervisorial District. (Brian Nelson, Cam Gittler appeared)

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

MBAR COMMENTS:

- **Concerned about the proposed shared driveway and long access and whether it will meet Roads or Fire regulations. Also finds the recorded access from North Jameson to be problematic. This should be addressed before coming back to MBAR.**
- **Does not feel this proposal is compatible with this neighborhood, regardless of the floor area not exceeding the recommended maximum.**
- **Configuration of the lot can really affect the square footage that you can use here.**

- **Three car garage seems to be too much.**
- **Questions the height, will want to see story poles with future review. A majority of members believe that one story would be more appropriate here. Nine and 10-ft. plate heights along with steeply pitched roof only exacerbates the height concerns.**
- **There seems to be a setback encroachment at the southeast corner that needs to be addressed.**
- **The historic district question is an interesting point, but a district has to be created for it to be one. Would like staff to look into question as to whether an historic report would be necessary, given that a house on property immediately to east is on the National Register, as the project might affect the site or setting of the historic structure.**

PUBLIC COMMENT:

- **Ted Buergey** (expanding upon his letter) – Showed the location of the water line and Edison easement. Proposal has not come before the MAIC board for their approval. Need to maintain enough space to service the water line. New property needs to purchase shares in the MAIC.
- **Candice Buergey** – Believes the proposed shared access off of San Ysidro Road would not meet fire department requirements and could impact oaks and cypress trees. Called into question the recorded access to be taken off of North Jameson. Building envelope should be pushed further west to protect the water line. Does not think the size of the proposal can really be met on this site. The review is premature. Her house is on the National Historic Register, Gittler’s existing house is eligible, Ron’s is eligible. Caltrans did a study in past that stated the neighborhood qualified as an historic district but not sure if a district was created.
- **Ron Pulice** – Agrees with the others. These are 100 year old houses. Density reminds him of condos and feels the house doesn’t fit for such a small and odd shaped lot.
- **Michael Ofner** – Former trustee of MAIC and has lots of experience with the water lines. Has seen the increase in traffic at San Ysidro and North Jameson. Likely the shared access will be difficult to accomplish. All the houses in the area are eligible for historic designations. Another alternative, albeit more difficult is to 1) move the footprint of the house to the west or 2) move the water lines.

PRELIMINARY APPROVAL

11. 06BAR-00000-00178 Kwock Cabana 976 Hot Springs Road
06LUP-00000-00656 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Danny Kwock, to consider Case No. 06BAR-00000-00178 for **preliminary review of a new pool cabana of approximately 800 square feet, 500 cubic yards of landscaping grading, and a 75 square foot barbeque area under an existing trellis.** The following structures currently exist on the parcel: residence of approximately 3,970 square feet with attached garage of approximately 740 square feet. The property is a 1.0 acre parcel zoned 3-E-1 and shown as Assessor’s Parcel Numbers 011-030-009 and -008, located at **976 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06 and 10/23/06) (Sophie Calvin appeared)

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

MBAR COMMENTS:

- **Ok with the architecture.**
- **Define the pool equipment enclosure.**
- **Trellis looks fine.**

- **Appreciates the reduction in grading.**
- **Resolve the setback issue before returning.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzal moved, seconded by Edwards, and carried by a vote of 6 to 0 (Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 5, 2007 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 5:34 P.M.