



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of January 23, 2006**

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

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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	

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The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:13 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

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

**COMMITTEE MEMBERS ABSENT: Sam Maphis**

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

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

**Item No. 6 – Adams SFD – Continued to meeting of February 6, 2006.**

**Item No. 9 – Horning Dwelling Addition – Continued to meeting of February 6, 2006.**

**Item No. 13 – Larson New SFD/Garage/Grading – Continued to meeting of February 27, 2006.**

**III. MINUTES:** Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 (Nulty, Maphis absent) to approve the Minutes of January 9, 2006.



**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- The Chair brought to the attention of the members the meeting dates for Westmont. Joint Montecito PC and Montecito BAR dates set for February 15, February 23 and March 2 (the last only if needed) and MBAR only meetings of February 27 and March 13 (regularly scheduled Montecito BAR meetings). Please contact Planning and Development Hearing Support staff to confirm your attendance.
- Landscape plan discussion. Expressed concern about how and if BAR-approved landscape plans are enforced, not sure they are always included in building plans. Believes the plans should be included in Building and Safety sign-off on a project. Nulty also wondering about how much landscaping should be shown on plans, should it be all of the landscape or focus on those parts that are visible? Should sizes of all plants always be required? If these questions answered, believes an additional information sheet to provide applicants regarding what should be submitted on the landscape plans would be helpful.
- Concerned with all the applicants that drop off the agenda at the last minute. Does not think allowing them on the next agenda is appropriate. Would like to consider requiring a wait until the second agenda after (i.e. return in four weeks). Jack Overall of the Montecito Association also commented that he thinks requiring an applicant to wait awhile before returning would be more helpful to neighbors who are tracking project. Thinks some penalty should be applied for dropping from the agenda at the last minute.

**VI. STAFF UPDATE:**

- David Villalobos requested that Montecito BAR state what level of review a project should be ready for when it returns for further review so that this can be included in the minutes. This information would provide a standard practice to be used for all of the Boards of Architectural Review.
- Cintia Mendoza introduced Barbara Walsh, a new member of Hearing Support team who will be staffing the new Central and North Boards of Architectural Review.

**STANDARD AGENDA:**

**FINAL APPROVAL**

<b>1.</b>	<b>04BAR-00000-00187</b>	<b>Shuman Accessory Structures and Addition</b>	<b>990 Hot Springs Lane</b>
	04LUP-00000-00745 (Mark Walter, Planner; 568-2852)		Ridgeline: N/A

Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Shuman, to consider Case No. 04BAR-00000-00187 for **revised final approval of a new two-story accessory structure (artist studio) of approximately 511 square feet. The revised structure would have an average height of 15 feet 5 inches. Development previously approved consists of a loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second floor balcony/terrace of approximately 72 square feet, pergola/trellis of approximately 282 square feet and extension of the existing terrace.** The following structures currently exist on the parcel: residence of approximately 4,323 square feet and garage. The proposed project will require approximately 167 cubic yards of cut and approximately 278 cubic yards of fill. The property is a 1.29 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-013, located at **990 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 8/9/04, 1/24/05, 2/7/05, 2/28/05, 11/21/05, and 12/19/05) (Elizabeth Sorgman appeared)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6 to 0 (Maphis absent) to grant revised final approval of 04BAR-00000-00187.**

2. **04BAR-00000-00081** **Nigro New Trellis** **818 Hot Springs Road**  
04LUP-00000-00350/ 05LUP-00000-01238 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Mr. and Mrs. James Nigro, to consider Case No. 04BAR-00000-00081 for **revised final approval to add a new 241 square foot trellis to the previously approved residential project.** The following structures currently exist on the parcel: single family residence of approximately 4,640 square feet, guest house of approximately 700 square feet above a 700 square foot garage, and accessory structures. The previously approved residential project consisted of demolition of the accessory structures, and construction of a 3,551 square foot addition to the single family residence, a new 714 square foot garage, a new 750 square foot cabana, pool, spa, and landscaping. The new proposed trellis would not require grading. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-020, located at **818 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/04, 6/7/04, 12/6/04, 1/10/05, 2/28/05, and 3/14/05) (Sophie Calvin appeared)

**ACTION: Spann moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to grant revised final approval of 04BAR-00000-00081 with the following comment:**

**COMMENT:**

- **Suggest that applicant reduce height of chimney on the outdoor fireplace.**

3. **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 **revised 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, 12/05/05, and 1/9/06) (Chris Dentzel appeared)

**ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to grant revised final approval of 04BAR-00000-00205.**

**NEIGHBOR COMMENT:**

- Jack Overall for Montecito Association – MBAR has addressed his concerns.

4. **99-BAR-154** **Fairway BB Property LLC,** **1025 The Fairway**  
**Residential Changes**  
01CDH-00001-00033 & 99-CDP-111H (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Steve Welton, agent for the owner, Fairway BB Property, LLC, to consider Case No. 02BAR-00000-00095 for **revised final approval for minor changes to a single family residence of approximately 14,383 square feet (currently under construction).** The property is approximately 5.66 acres zoned 1-E-1, Assessor's Parcel Numbers 009-283-002, -003, -004, -007, -008 and -009, located at 1025 The Fairway in the Montecito area, First Supervisorial District. (Continued from 5/19/03, 6/16/03, 1/26/04, 3/22/04, and 4/5/04) (Tom Bollay appeared)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 6 to 0 (Maphis absent) to grant revised final approval of 02BAR-00000-00095.**

5. **05BAR-00000-00243** **Larsen Demolition/Rebuild** **790 Lilac Drive**  
**Single Family Dwelling**  
05LUP-00000-01246 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for **final approval of a new residence of approximately 3,950 square feet and demolition of the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,875 square feet and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-012, located at **790 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/24/05 and 12/19/05) (Sven Larsen, Nils Larsen, Martin Loge appeared)

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

**CONDITIONS:**

- **Colors and materials to be stated on plans.**
- **Wall lighting to have concealed light source, opaque glass, fixtures to be made of copper, brass or rusted iron.**
- **No lighting or up-lighting of the oaks.**

6. **05BAR-00000-00159** **Adams Single Family Dwelling** **1376 Oak Creek Canyon Road**  
05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **final approval of new residence of approximately 5,595 gross square feet (5,123 net), 770 gross square foot garage (686 square feet net) and a 10 x 32 foot lap pool. The driveway to the residence will include a small bridge over an existing concrete drainage swale.** There are no existing structures on the parcel. The proposed project will require approximately 2,900 cubic yards of cut, approximately 1,200 cubic yards of fill and 1,700 cubic yards of export. The property is a 6.05 acre parcel zoned Res-100. and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05 and 10/24/05)

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Nulty, Zilles absent) to continue 05BAR-00000-00243 to the meeting of February 6, 2006. See Agenda Status Report.**

**PRELIMINARY APPROVAL**

7. **04BAR-00000-00124** **Foreman Addition** **630 Para Grande**  
**Lane**  
04LUP-00000-00124 (Amy Trester, Planner, 568-3116) Ridgeline: Urban

Request of Bob Pester, agent for the owner, Bill Foreman, to consider Case No. 04BAR-00000-00124 for **revised preliminary/final approval of additions totaling approximately 386 square feet and an interior remodel of 456 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,025 square feet. The proposed project will require approximately 10 cubic yards of cut and 10 cubic yards of fill. The property is a 1.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-013 located at **630 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 7/12/04, 7/25/05, 8/8/05, and 9/12/05) (Bob Pester appeared)

**ACTION: Ketzler moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to grant revised preliminary and final approval of 04BAR-00000-00124 with the following condition:**

**CONDITION:**

- **Detail 5 on Sheet D.1 – eliminate galvanized iron cap and use plaster.**

- 8. 05BAR-00000-00237 Lawarre Residence Addition/Remodel 733 San Ysidro Lane**  
05LUP-00000-01091 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owner, Mr. and Mrs. Lawarre, to consider Case No. 05BAR-00000-00237 for **preliminary/final approval of an addition of approximately 184 square feet, interior remodel of approximately 3,178 square feet, conversion of approximately 409 square feet to habitable space, a new detached garage of approximately 575 square feet, and a new trellis covered loggia of approximately 459 square feet with an outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 3,960 square feet, storage of approximately 409 square feet, an attached garage of approximately 432 square feet, and a green house. The proposed project will not require grading. The property is a 1.15 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-110-035 located, at **733 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 10/10/05, 11/07/05, and 11/21/05) (Elizabeth Sorgman appeared)

**ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary and final approval of 05BAR-00000-00237.**

**CONCEPTUAL REVIEW**

- 9. 05BAR-00000-00325 Horning Dwelling Addition, New Cabana and Carports 1361 Danielson Road**  
05CDH-00000-00052 (no planner assigned) Ridgeline: N/A

Request of Lloyd Malar, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **conceptual review of an addition of approximately 296 square feet and remodel of approximately 900 square feet to existing residence, pool cabana of approximately 198 square feet, two new car ports of approximately 163 and 326 square feet, pool and spa, and new trellis of approximately 380 square feet.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guest house of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a 4.0 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.

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Nulty, Zilles absent) to continue 05BAR-00000-00325 to the meeting of February 6, 2006. See Agenda Status Report.**

- 10. 05BAR-00000-00322 Big View Demo/Remodel/New Residence 974 Park Lane**  
(no planner assigned) Ridgeline: Urban

Request of Tom Smith, architect for the owner, Mercy Me, LLC, to consider Case No. 05BAR-00000-00322 for **conceptual review of partial demolition and remodel of existing residence to guesthouse of approximately 800 square feet and garage of approximately 800 square feet, and new residence of approximately 6,225 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet and attached garage of approximately 400 square feet. The proposed project will require approximately 1000 cubic yards of cut and 1000 cubic yards of fill. The property is a 2.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-030 located at **974 Park Lane** in the Montecito area, First Supervisorial District. (Tom Smith appeared)

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

**COMMENTS:**

- Easement needs to be shown on site plan and described (i.e. what and who is the easement for).
- Grading at southwest point of driveway (by garage) needs to be addressed – appears that it will impact the drainage.
- Guesthouse/garage accessory structure cannot have a footprint greater than 800 sq. ft.
- Provide a basic story pole plan – stake height of each level (terraces and roof lines), two poles at each height needed to show the width of structure.
- Investigate the Fire Department's development standards.
- Provide a preliminary planting plan when return.

**NEIGHBOR COMMENT:**

- Jack Overall for Montecito Association – Regarding the driveway, does it meet Montecito Fire requirements both for driveway size/width/turn-around and for access to all of house from truck?

11. **Friesen Single Family Dwelling Addition,  
05BAR-00000-00202 Garage Demo, and New Carport 2711 Bella Vista Drive**  
(No Planner Assigned) Ridgeline: Rural

Request of John Cordic, agent for the owner, Gil Friesen, to consider Case No. 05BAR-00000-00202 for **conceptual review of a single family dwelling addition of approximately 1,572 square feet and new detached carport of approximately 800 square feet.** The following structures currently exist on the parcel: main residence of approximately 5,325 square feet, caretaker residence of approximately 954 square feet, study of approximately 1,003 square feet, and three garages of approximately 433, 433 and 416 square feet. **The 416 square foot garage is proposed to be demolished.** The proposed project will require approximately 125 cubic yards of cut and approximately 290 cubic yards of fill. The property is a 7.42 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 155-030-007, located at **2711 Bella Vista Drive** in the Montecito area, First Supervisorial District. (John Cordic, Susan McLaughlin appeared)

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

**COMMENTS:**

- It is a Lutah Maria Riggs house, so historic review is in order. Don't want to see the project until historic review has been done and reviewed by P&D staff.
- Provide a neighborhood floor area study.

- **Board as a whole is hesitant at this time to make an exception to the height restrictions imposed by the Ridgeline and Hillside section of the ordinance; however, one member could support an exception while one member stated that he might support an exception but would want to see the slope restored with native plantings.**

**NEIBHBOR COMMENT:**

- Jack Overall for Montecito Association – Asked for total development on site including all accessory structures.

**12. 05BAR-00000-00324      Fuss Single Family Dwelling Additions      1284 Mesa Road**  
(no planner assigned) Ridgeline: N/A

Request of Steve Geiszler, architect for the owners, Stewart and Deborah Fuss, to consider Case No. 05BAR-00000-00324 for **conceptual review of a residential addition/remodel of approximately 5,046 square feet.** The following structures currently exist on the parcel: residence of approximately 7,175 square feet with attached garage of approximately 590 square feet. The proposed project will not require grading. The property is a 1.55 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-045 located at **1284 Mesa Road** in the Montecito area, First Supervisorial District. (Steve Geiszler, Alex Cole, Stewart & Deborah Fuss appeared)

**Project received further conceptual review only. No action taken. Applicant to return for preliminary approval. The following comments were made by the Montecito Board of Architectural Review:**

**COMMENTS:**

- **Project is a George Washington Smith house – could see it at Preliminary after any historic issues have been addressed.**
- **Suggests thinking twice about the proposed window changes on the portion of the house that was a later addition, since so much of the house is still true to GW Smith. Suggests using a two or three opening style with structural mass in between the windows.**

**13. 05BAR-00000-00301      Larson New Single Family 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 (Lot 2)** in the Montecito area, First Supervisorial District. (Continued from 1/9/06)

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Nulty, Zilles absent) to continue 05BAR-00000-00301 to the meeting of February 27, 2006. See Agenda Status Report.**

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

Meeting adjourned at 5:43 P.M.

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