



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES Meeting of February 25, 2008

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

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Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
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 3:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Anthony Spann	- Chair
Marsha Zilles	
Michele Michaelson	
Raymond Ketzal	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
June Pujo	- Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

### STAFF PRESENT:

Selena Buoni, Planner, Development Review South  
Eric Gage, Planner, Development Review South  
Sarah Clark, Planner, Development Review South

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 16.

### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** Bill Palladini, Montecito Association – Concerned regarding new retaining walls in the RMZ zone. Two examples were specifically cited: 2300 Bella Vista and 945 Park Lane. MBAR requested a follow-up briefing by staff at the next meeting.
- II. **AGENDA STATUS REPORT:** Michaelson moved, seconded by Ketzal and carried by a vote of 5 to 0 (Maphis and Nulty absent) to adopt the following changes to the agenda:

Item No. C-1 – SoCal Edison Comm. Facility (07BAR-00000-00286) – Staff requests continuance to 3/24/08 meeting.  
Item No. 6 – Park Additions (08BAR-00000-00002) – Applicant requests continuance to 3/24/08 meeting.

**III. MINUTES:** Michaelson moved, seconded by Ketzler and carried by a vote of 6-0 (Maphis absent) to approve the MBAR Minutes of February 11, 2008 with revisions.

**IV. MONTECITO CONSENT AGENDA:**

<b>C-1.</b>	<b>07BAR-00000-00286</b>	<b>Southern California Edison Communications Facility</b>	<b>Gibraltar Rd &amp; Mountain Dr</b>
	07CUP-00000-00074	(Heather Allen, Planner 568-2043)	Ridgeline: N/A

Request of Robert McCormick, agent for the owners, Clearwire Wireless, to consider Case No. 07BAR-00000-00286 for **preliminary/final on consent of an installation of an approximate 50 square foot wireless communications facility.** The following structure currently exists on the parcel: one 88 foot high-power transmission tower with a footprint of approximately 256 square feet. The proposed project will not require grading. The property is a 5.42 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-003, located at **Gibraltar Road and Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

**ACTION:** Michaelson moved, seconded by Edwards and carried by a vote of 6-0 (Nulty and Maphis absent) to continue 07BAR-00000-00286 to the MBAR meeting of March 24, 2008. *See Agenda Status Report.*

<b>C-2.</b>	<b>07BAR-00000-00260</b>	<b>Damron Single Family Dwelling Addition</b>	<b>1076 The Fairway Road</b>
	07CDH-00000-00030	(Eric Gage, Planner 568-2002)	Ridgeline: Urban

Request of Bob Easton, architect for the owners, Bonnie and James Damron, to consider Case No. 07BAR-00000-00260 for **preliminary/final on consent of alterations and additions to an existing residence. Basement floor alterations include a 82 square foot addition to an existing yard storage area, and reworking of exterior stair from the lower floor to the basement floor. Lower floor alterations consist of a new exterior fireplace, expansion of terrace by 80 square feet, replacement of existing railing with parapet railing around the terrace, and a new exterior stairwell from the upper floor to the lower floor. Upper floor alterations consist of an enclosure of 113 square feet of terrace area for elevator access.** The following structures currently exist on the parcel: two-story residence of approximately 6,365 square feet with basement of approximately 749 square feet and attached garage of approximately 1,072 square feet, attached accessory space of approximately 395 square feet, and pump house of approximately 181 square feet. The proposed project will not require grading. The property is a 0.94 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. (Continued from 10/22/07.)

**ACTION:** Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary/final approval on consent of **07BAR-00000-00260.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** MBAR received County Board of Supervisor Regional Boards of Architectural Review board letter for review.

**VI. STAFF UPDATE:**

**STANDARD AGENDA:**

## FINAL APPROVAL

1. **07BAR-00000-00297**                      **Nigro Addition & Cabana**                      **210 Butterfly Lane**  
07CDP-00000-00129                      (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00297 for **final approval of an addition to an existing single family residence of approximately 1,622 square feet and a detached pool cabana of approximately 336 square feet.** The following structures currently exist on the parcel: residence of approximately 2,363 square feet and a detached garage of approximately 707 square feet. The proposed project will require approximately 400 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 38,077 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-038, located at **210 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 12/03/07 and 1/28/08.) (Michael Stroh, James Nigro and Josh Monroy appeared.)

**ACTION:** Michaelson moved, seconded by Edwards, and carried by a vote of 6-0 (Spann recused) to grant final approval of 07BAR-00000-00297.

**MBAR COMMENTS:**

- Perimeter screening is okay.
- Color board and sample are okay.

## PRELIMINARY APPROVAL

2. **06BAR-00000-00186**                      **Cheema Single Family Dwelling**                      **1520 San Leandro Lane**  
06CDP-00000-00087                      (Selena Buoni, Planner 568-2910)                      Ridgeline: N/A

Request of Bryan Pollard, architect for the owners, Gautam Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **preliminary approval of a new residence of approximately 2,785 square feet with an attached garage of approximately 453 square feet.** The lot is currently vacant. The proposed project will require less than 50 cubic yards of grading. The property is a 0.86 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 10/08/07 and 11/19/07.) (Bryan Pollard and Gautam Pai appeared.)

**ACTION:** Zilles moved, seconded by Edwards, and carried by a vote of 6-0 (Maphis absent) to continue 06BAR-00000-00186 to the MBAR meeting of April 7, 2008.

**MBAR COMMENTS:**

- Positive comments on architecture.
- Materials look fine.
- Gates should open inward.
- Lower the wooden fence; avoid a straight flat façade on driveway frontage.
- Provide a planting/gate/fence elevation.
- Erect story poles at ridgelines, garage (minimum of 7 poles).
- Schedule for a formal MBAR site visit after planner has reviewed new design, including trees, and while story poles are up.

**PUBLIC COMMENT:**

- **Bill Palladini** – Asked if story poles will be erected.

- **J. Ishkanian** – Welcomed owners to the neighborhood.
- **Linda Ofner** – Complimented the plan, asked if San Leandro frontage will have a hedge, as it traditional for this area.
- **Candice Burgey** – Complimented the plan.

3. **07BAR-00000-00317** **Nigro New SFD/Guest House/** **1664 East Valley Road**  
**Gatehouse/Shed**  
 07LUP-00000-00873 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **preliminary approval of a new two-story residence of approximately 7,566 square feet (proposed 3,705 square foot first floor and 3,861 square foot second floor) with attached and detached garages totaling approximately 902 square feet; a guest house of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 160 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 12/17/07 and 1/28/08.) (Michael Stroh, and James Nigro appeared.)

**ACTION:** Nulty moved, seconded by Edwards, and carried by a vote of 6-0 (Maphis absent) to continue 07BAR-00000-00317 to the MBAR meeting of **March 24, 2008.**

**MBAR COMMENTS:**

- **Architecture is okay.**
- **Study north side landscape screening.**
- **Watch angle of water garden wall, angle it or provide breaks to prevent reverberation.**
- **Try to reduce the exposed 6’ wall by digging it further into the ground or terracing.**
- **Planner to decide if project returns for preliminary or preliminary/final.**

**PUBLIC COMMENT:**

- **Stephanie Glatt (Casa de Maria)** – Applicants met with Casa de Maria neighbors several times and drafted a “compromise” plan.
- **Juliet Spohn Twomey** – Supports the compromise agreement.
- **Vivien Enger (Immaculate Heart Community)** – Thanked applicants for working with neighbors.
- **Tony Harbour (Montecito Association)** – Project is a good example of working with neighbors.

4. **07BAR-00000-00180** **Levine/Leichtman Single Family Dwelling** **819 San Ysidro Lane**  
**Addition, Cabana, Green House**  
 07LUP-00000-00560 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architects for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **preliminary approval of a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,415 square feet and second floor addition of approximately 465 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,320 square feet

with a detached garage of approximately 540 square feet (to be demolished) and detached studio of approximately 460 square feet. The proposed project will require approximately 650 cubic yards of cut and 650 cubic yards of fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07, 10/22/07 and 1/28/08.) (Sarah Brar and Mark Appleton appeared.)

**ACTION:** Ketzel moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval of 07BAR-00000-00180.

**MBAR COMMENT:**

- Appreciates the efforts to reduce the size/bulk/scale.

5.	<u>07BAR-00000-00343</u>	<u>1775 Glen Oaks Hill LLC Demo/New SFD</u>	<u>1775 Glen Oaks Drive</u> Ridgeline: N/A
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Request of Britt Jewett, architect for the owner, 1775 Glen Oaks Hill LLC., to consider Case No. 07BAR-00000-00343 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 4,256 square feet with an attached garage of approximately 856 square feet.** The following structures currently exist on the parcel: residence of approximately 1,236 square feet, a second unit of approximately 950 square feet and an approximate 700 square foot carport. The proposed project will require approximately 97 cubic yards of cut and approximately 103 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at **1775 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/28/08.) (Britt Jewett and Darryl Becker appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- Generally positive comments on sensitivity to site and direction of project.
- Appreciates architecture, size (1-story) and proportions.
- Restudy siting; form appears squeezed in to the setback corner.
- Before returning, check with Flood Control, submit for permits and start the Leeds worksheets.
- Study landscape screening adjacent to neighboring properties.
- Restudy solar.

**PUBLIC COMMENT:**

- **Richard and Lisa Scibold** – Concerned with original height and screening on their side.

**CONCEPTUAL REVIEW**

6.	<u>08BAR-00000-00002</u>	<u>Park Additions</u>	<u>647 Park Lane</u> Ridgeline: N/A
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Request of Kent Mixon, architect for the owners, Françoise and Jim Park, to consider Case No. 08BAR-00000-00002 for **conceptual review of an approximately 534 square foot addition to an existing residence.** The following structures currently exist on the parcel: residence of approximately 6,406 square feet. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a 1.48 acre parcel zoned 1-E-1 and shown as

Assessor's Parcel Number 007-120-012, located at **647 Park Lane** in the Montecito area, First Supervisorial District.

**ACTION:** Michaelson moved, seconded by Ketzal and carried by a vote of 5-0 (Maphis and Nulty absent) to continue 08BAR-00000-00002 to the MBAR meeting of March 24, 2008. *See Agenda Status Report.*

7. 08BAR-00000-00005                      Grewal New Cabana & Trellis                      1680 East Valley Road  
 08LUP-00000-00017                      (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Randeep Grewal, to consider Case No. 08BAR-00000-00005 for **conceptual review of an approximately 750 square foot cabana with an approximately 125 square foot trellis**. The following structure currently exists on the parcel: residence of approximately 6,307 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-120-019, located at **1680 East Valley Road** in the Montecito area, First Supervisorial District. (Sophie Calvin appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent.**

8. 08BAR-00000-00008                      Hortenstine Gate & Columns                      1235 East Mountain Drive  
 Ridgeline: N/A

Request of Everett Woody, architect for the owner, Henry Hortenstine, to consider Case No. 08BAR-00000-00008 for **conceptual review of an entrance gate with existing columns**. The following structures currently exist on the parcel: residence of approximately 4,067 square feet and a pool cabana of approximately 714 square feet. The proposed project will not require grading. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-013, located at **1235 East Mountain Drive** in the Montecito area, First Supervisorial District. (Everett Woody appeared.)

**Project received conceptual review only. No action taken. Applicant may return for further conceptual.**

**MBAR COMMENTS:**

- **Proposal is the wrong location, scale and wrong height; siting and location appears to create a safety problem.**
- **Cannot support the project as proposed.**

**PUBLIC COMMENT:**

- **Jenn Schuler** – Concerned with lack of pedestrian access, loss of charm at the driveway entrance, concerned with potential inability for unobstructed ingress and egress.
- **Toni Bryant** – Shares same concerns as Ms. Schuler.
- **Tony Harbour** – Concerned with gate location.

9. 08BAR-00000-00017                      Bessolo SFD Addition,                      2040 Birnam Wood Drive  
 Cabana & Garage                      Ridgeline: N/A

Request of Doug Lindfors, architect for the owners, John and Allegra Bessolo, to consider Case No. 08BAR-00000-00017 for **conceptual review of an approximately 1,296 square foot addition to an existing residence, an approximately 400 square foot garage and an**

**approximately 400 square foot new covered BBQ and cabana.** The following structures currently exist on the parcel: residence of approximately 4,089 square feet with an attached garage of approximately 648 square feet. The proposed project will require approximately 150 cubic yards of fill and no cut. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-004, located at **2040 Birnam Wood Drive** in the Montecito area, First Supervisorial District. (Doug Lindfors, John and Allegra Bessolo appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- **Positive comments on architecture.**
- **Return after application filed; bring colors and roof samples; and a south landscape elevation.**
- **Soften design with buffering and additional trees.**

10. **08BAR-00000-00010** **1942 East Valley Road LLC** **1942 East Valley Road**  
**New SFD & Garage** **Ridgeline: N/A**

Request of Mark Shields, architect for the owner, 1942 East Valley Road LLC., to consider Case No. 08BAR-00000-00010 for **conceptual review of the construction of a new residence of approximately 4,755 square feet with an attached garage of approximately 735 square feet.** The following structures currently exist on the parcel: residence of approximately 2,819 square feet with an attached garage of approximately 452 square feet, an accessory structure of approximately 190 square feet and an approximate 220 square foot store room. The proposed project will require approximately 275 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-033, located at **1942 East Valley Road** in the Montecito area, First Supervisorial District. (Lloyd Malear appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- **Show adjacent structures.**
- **Prepare a neighborhood (FAR) study, using adjacent neighboring properties.**
- **Consider moving gate inward to provide space for car queuing (e.g., behind tree).**
- **Bring a preliminary drainage and grading plan.**
- **Erect story poles at second story at a minimum prior to next review. MBAR to schedule a formal site visit to view the story poles.**

**PUBLIC COMMENT:**

- **Michelle and Craig Taylor** – Would like to see the site convert to sewer.
- **Jaquelia Reed** – Originally concerned with height but now looks okay; concerned with her views to the ocean.

**PRELIMINARY APPROVAL**

11. **07BAR-00000-00289**                      **Schnell SFD Demo/Rebuild**                      **700 East Mountain Drive**  
07LUP-00000-00851                      (Sarah Clark, Planner 568-2059)                      Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **preliminary approval of a new one-story residence of approximately 4,204 square feet, a basement of approximately 1,790 square feet with an attached garage of approximately 795 square feet; a detached cabana of approximately 748 square feet; and the demolition of the existing residence, guesthouse and garage.** The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guesthouse of approximately 543 square feet. The proposed project will require approximately 3,200 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 12/17/07.) (Michael Stroh, James Nigro, Josh Monroy, Robert and Renee Schnell appeared.)

**ACTION:**     Michaelson moved, seconded by Edwards, and carried by a vote of 7-0 to grant 07BAR-00000-00289 preliminary approval.

**MBAR COMMENTS:**

- Watch wall and drainage around it on the north side.
- Watch wall height; recommend considering backfilling with gravel and using pipes instead of a V ditch.
- Restudy design of walls  $\geq 6'$ .
- Restudy back of the north surface; provide adequate landscaping area; watch footings and assure adequate depth to accommodate landscaping.
- Return with wall sections.
- Colors okay.

12. **01BAR-00000-00272**                      **Westmont College – Phase 1 Development**                      **955 La Paz Road**  
90-CP-096 RV01                      (Alex Tuttle, Planner 884-6844)                      Ridgeline: Urban  
07LUP-00000-00821

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan (Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 150,123 gross square feet of buildings, and re-orientation of the baseball field and track and infield).** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06, 12/03/07, 1/07/08 & 2/11/08.) (Laurel Perez, Randy Jones, Doug Jones, David Van Hoy, Ken Radtkey, Norman Pfeiffer, Susan Van Atta and Mike Cacesse appeared.)

**ACTION:**     Maphis moved, seconded by Nulty, and carried by a vote of 7-0 to continue 07BAR-00000-00272 to the MBAR meeting of March 10, 2008.

**MBAR COMMENTS:**

- **Review need for protective netting separating observatory from ball fields.**
- **Restudy height variation of understory approaching up to Central Plant building; height should vary, roll up and absorb the green wall vines; restudy the vertical and horizontal planes; restudy the ground to building interface.**
- **Central Plant design is a good, simple approach.**

*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 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, March 10, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 6:19 P.M.