



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 26, 2007**

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 Ketzal	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 3:11 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Michele Michaelson

STAFF MEMBERS PRESENT:

Dianne Meester Black, Assistant Director, Planning and Development
Jim Heaton, Planner, Development Review
Terry Contreras, Board Specialist

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 9

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None

II. AGENDA STATUS REPORT: Nulty moved, seconded by Ketzal and carried by a vote of 6 to 0 (Michaelson absent) to adopt the following changes to the agenda:

Item No. 2 – Slater SFD & Cabana (06BAR-00000-00083) – Continued to the meeting of March 26, 2007.

Item No. 9 – Selbert Garage Conversion & SFD Remodel (07BAR-00000-00025) – Continued to the meeting of March 12, 2007.

III. MINUTES: Maphis moved, seconded by Ketzal and carried by a vote of 4 to 0 to 2 (Michaelson absent; Zilles and Edwards abstained) to approve the Minutes of February 5, 2007.

Ketzal moved, seconded by Zilles and carried by a vote of 5 to 0 to 1 (Michaelson absent; Maphis abstained) to approve the Minutes of February 12, 2007.

IV. MONTECITO CONSENT AGENDA:

C-1. 07BAR-00000-00012 Melillo Decorative Wall and Parapet 184 Middle Road
07CDP-00000-00005 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter W. Hunt, architect for the owner, James Melillo, to consider Case No. 07BAR-00000-00012 for **preliminary/final approval on consent of a wall 10 feet 10 inches in height and the addition of a new parapet to the existing accessory building.** The following structures currently exist on the parcel: residence of approximately 6,041 square feet with detached garage of approximately 864 square feet, accessory building of approximately 1,875 square feet, and shed of approximately 180 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 009-170-062, located at **184 Middle Road** in the Montecito area, First Supervisorial District. (Continued from 2/05/07)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 6 to 0 (Michaelson absent) to grant preliminary and final approval on consent of 07BAR-00000-00012.

C-2. 06BAR-00000-00288 Schaeman Garage Conversion, New Garage, Fireplace, Fountain, BBQ 1445 E. Mountain Drive
07LUP-00000-00007 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Richard Redmond, architect for the owners, Michael and Jessica Schaeman, to consider Case No. 06BAR-00000-00288 for **final approval on consent of a conversion of existing garage to two bedrooms and two bathrooms, new detached 3-car garage of approximately 785 net square feet, and new outdoor fireplace, barbeque, and fountain.** The following structures currently exist on the parcel: residence of approximately 4,498 net square feet with attached garage of approximately 697 net square feet. The proposed project will require approximately 32 cubic yards of cut and approximately 32 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-029, located at **1445 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/11/06 and 2/05/07)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 6 to 0 (Michaelson absent) to grant final approval on consent of 06BAR-00000-00288.

C-3. 06BAR-00000-00273 Freston Single Family Dwelling Addition/Remodel 2300 Bella Vista Drive
06LUP-00000-01115 (Lisa Martin, Planner 568-2032) Ridgeline: Rural

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, to consider Case No. 06BAR-00000-00273 for **final approval on consent of a renovation and remodel to the existing single-family dwelling and guesthouse, including a 293 square foot addition to the main residence, new native planting restoration for landslide mitigation and minor terracing with new low stone walls.** The following structures currently exist on the parcel: residence of approximately 7,389 square feet with attached garage of approximately 658 square feet, and structure of approximately 2,500 square feet, which includes a guest house (above) of approximately 800 square feet and garage/storage (below) of approximately 1,700 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 11/27/06 and 2/05/07)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 6 to 0 (Michaelson absent) to grant final approval on consent of 06BAR-00000-00273.

C-4. 06BAR-00000-00194 Mendelsohn Outdoor Kitchen/Gazebo 986 La Paz Road
06LUP-00000-00699 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tanya Rosenberg, architect for the owner, Joel Mendelsohn, to consider Case No. 06BAR-00000-00194 for **preliminary/final approval on consent of a gazebo of approximately 136 square feet and an outdoor kitchen.** The following structures currently exist on the parcel: residence of approximately 3,714 square feet with detached garage with recreation room of approximately 799 square feet, and detached hobby room of approximately 526 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 34,848 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-027, located at **986 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 6 to 0 (Michaelson absent) to grant preliminary and final approval on consent of 06BAR-00000-00194.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- A large item is scheduled for upcoming March 12, 2007 meeting at 5 p.m. Please let the MBAR Secretary know your attendance.
- March 26, 2007 MBAR: Chair Spann will be on vacation – inform Secretary of schedules to avoid any potential quorum issues.

VI. STAFF UPDATE: None

STANDARD AGENDA:

DISCUSSION ITEMS

1. Revised Montecito BAR Forms

The Montecito Board of Architectural Review will discuss the use of new forms regarding Montecito BAR application submittal requirements, Conceptual Review, and findings.

Dianne Meester Black presented revised MBAR submittal requirements and forms that are intended to provide clearer information. Also new is a Concept Review checklist that MBAR will use for projects at conceptual review to provide immediate written feedback to applicants. The goal is to review projects at the concept level only once rather than many times. The checklist serves to provide immediate direction for applicants to take before returning to MBAR for the level of review marked on the checklist. The findings check sheet lists the findings required for MBAR approval with space for specific comments regarding particularly relevant findings regarding a project's approval or denial.

PUBLIC COMMENT:

- **Susette Naylor** – Requested that the submittal information, especially the new statistics table be available on line for architects to download onto plans.

FINAL APPROVAL

2. **06BAR-00000-00083 Slater Single Family Dwelling & Cabana 303 Meadowbrook Drive**
06LUP-00000-00934 (Selena Buoni, Planner 568-2910) Ridgeline: Urban

Request of Dawn Sherry, agent/architect for the owners, Scott and Margaret Slater, to consider Case No. 06BAR-00000-00083 for **final approval of a new two-story residence of approximately 4,885 square feet (net), with an 800 square foot (net) attached garage and a 600 square foot (net) attached pool cabana below the garage.** The lot is currently vacant. The proposed project will require approximately 331 cubic yards of cut and approximately 50 cubic yards of fill, and no trees are proposed to be removed. The property is a 1.37 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-012, located at 303 Meadowbrook Drive in the Montecito area, First Supervisorial District. (Continued from 5/08/06, 12/11/06, and 2/05/07)

ACTION: Nulty moved, seconded by Ketznel, and carried by a vote of 6 to 0 (Michaelson absent) to continue 06BAR-00000-00083 to the Montecito BAR meeting of March 26, 2007. See Agenda Status Report.

PRELIMINARY APPROVAL

3. **06BAR-00000-00171 Kreisel Pool Cabana 811 Hot Springs Road**
06LUP-00000-00689 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, Neil and Beryl Kreisel, to consider Case No. 06BAR-00000-00171 for **preliminary approval of a new pool cabana of approximately 791 square feet.** The following structures currently exist on the parcel: residence of approximately 4,621 square feet with attached garage of approximately 680 square feet, pool and associated paving, water tanks, and basketball court (to be demolished – except for backboard). The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.26 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-021, located at **811 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/07/06) (Susette Naylor appeared)

ACTION: Ketznel moved, seconded by Zilles, and carried by a vote of 6 to 0 (Michaelson absent) to grant preliminary approval of 06BAR-00000-00171. Applicant to return for final on consent.

4. **06BAR-00000-00184 Pollack Additions 2145 Piedras Drive**
06LUP-00000-00678 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 06BAR-00000-00184 for **preliminary/final approval of 1st floor addition of approximately 1,746 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,542 square feet with attached garage of approximately 453 square feet. The proposed project will require less than 50 cubic yards of cut and fill. Fourteen oaks would be impacted as a result of the proposed development. One specimen pine is proposed for removal. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 8/21/06) (Odom Stamps, Sophie Calvin, Tom Pollack appeared)

ACTION: Nulty moved, seconded by Zilles, and carried by a vote of 6 to 0 (Michaelson absent) to grant preliminary approval of 06BAR-00000-00184. Applicant to return for final on consent.

PUBLIC COMMENT:

- **Patrick McMahon (letter)** – in favor of project.

5. **06BAR-00000-00294** **Nigro Demo/New Single Family Residence,
Garage, Workshop, Pool Cabana** **669 Picacho Lane**
06LUP-00000-01064 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. James Nigro, to consider Case No. 06BAR-00000-00294 for **preliminary approval of a new 2-story residence of approximately 6,640 square feet with an attached 3-car garage of approximately 775 square feet, and pool and spa with pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,062 square feet with a 2-car garage of approximately 400 square feet (all to be demolished). The proposed project will require approximately 802 cubic yards of cut and approximately 802 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06 and 2/05/07) (Sophie Calvin, Jeff Yardi, James Nigro appeared)

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 5 to 0 to 1 (Maphis recused; Michaelson absent) to grant preliminary approval of 06BAR-00000-00294. Applicant to return for final.

CONDITION:

- **Existing perimeter hedge screening to be maintained and enhanced as needed.**

6. **05BAR-00000-00313** **Gibbons Accessory Structure, Cabana,
Wine Room, and Residential Remodel** **1136 Glenview Road**
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavoian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **preliminary approval of a new main residence terrace of approximately 471 square feet.** The following structure currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 11/27/06, 1/08/07, and 2/05/07) (Peter Kavoian appeared)

ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 4 to 1 to 1 (Ketzell no; Zilles abstained; Michaelson absent) to grant preliminary approval of 05BAR-00000-00313. Applicant to return for final.

CONDITIONS:

- **Correct landscape plans to show hedge in the correct location.**
- **Maintain screening hedge plant material at a height no taller than 12-15 feet; preferred method is to use a plant species that grows no taller than that height.**

MBAR COMMENTS:

- **Pepper Hill HOA should review the revised project.**
- **The deck/terrace is fine.**

PUBLIC COMMENT:

- **Victoria Greene (for Novicks)** – Planner was supposed to have had plans by February 20th but did not, so she has not had the opportunity to review revised plans. Novicks are very concerned about the ficus hedge – better to have something that does not grow taller than 15 feet so maintenance won't be an issue. Still concerned with second floor deck affecting privacy. Asks that a revised preliminary plan be reviewed and signed off by the HOA before preliminary approval.
- **Peter Novick** – Has petition that balcony is obtrusive to other neighbors down below.
- **Mrs. Novick** – There was a gap left in the hedge which allows the Gibbons a sunset view but it will intrude upon their privacy as the deck addition extends out too far.

7. **06BAR-00000-00212** **Brownell Demolition/Rebuild Single Family Dwelling and New Playhouse** **618 Orchard Avenue**
06LUP-00000-01007 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Dale S. Pekarek, agent for the owner, Peter S. Brownell, to consider Case No. 06BAR-00000-00212 for **preliminary/final approval of a new two-story residence of approximately 2,098 square feet with attached a 2-car garage of approximately 388 square feet, and new playhouse accessory structure of approximately 218 square feet.** The following structure currently exists on the parcel: un-permitted residence of approximately 850 square feet (to be demolished). The proposed project will not require grading. The property is a 0.17 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-162-020, located at **618 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/25/06, 12/11/06, 1/08/07, and 2/05/07) (Dale Pekarek, Annabelle Brownell appeared)

ACTION: Zilles moved, seconded by Edwards, and carried by a vote of 6 to 0 (Michaelson absent) to grant preliminary and final approval of **06BAR-00000-00212.**

MBAR COMMENT:

- **Landscape and colors are fine.**

CONCEPTUAL REVIEW

8. **07BAR-00000-00023** **Pisker Single Family Dwelling Addition** **1850 Jelinda Drive**
(no planner assigned) Ridgeline: N/A

Request of Shubin and Donaldson Architects Inc., architect for the owners, Andrew and Belinda Pisker, to consider Case No. 07BAR-00000-00023 for **conceptual review of an addition of approximately 1,412 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 6,436 square feet with an attached garage of approximately 800 square feet, and approximately 1,005 square feet of covered porches. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-490-017, located at **1850 Jelinda Drive** in the Montecito area, First Supervisorial District. (Alan McLeod, Timothy Gorter appeared)

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

MBAR COMMENT:

- **Looks good.**

Selbert Garage Conversion

9. **07BAR-00000-00025 and Single Family Dwelling Remodel 705 Riven Rock Road**
06LUP-00000-00873 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, James and Patricia Selbert, to consider Case No. 07BAR-00000-00025 for **conceptual review and preliminary/final approval of an unpermitted remodel of the existing residence and conversion of the existing carport to a garage.** The following structures currently exist on the parcel: residence of approximately 11,004 square feet with an attached garage of approximately 517 square feet, detached garage of approximately 945 square feet, and cabana of approximately 152 square feet. The proposed project will not require grading. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-130-014, located at **705 Riven Rock Road** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Ketzal, and carried by a vote of 6 to 0 (Michaelson absent) to continue 07BAR-00000-00025 to the meeting of March 12, 2007. See Agenda Status Report.

10. **07BAR-00000-00022 Eldred New Residence and Guest House 1437 S. Jameson Lane**
07CDH-00000-00006 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Anthony Spann, Harrison Design Associates, architect for the owner, David Eldred, to consider Case No. 07BAR-00000-00022 for **conceptual review of a new residence of approximately 4,934 square feet with an attached garage of approximately 1,207 square feet, guest house of approximately 800 square feet, pool, and associated landscaping.** The lot is currently vacant. The proposed project will require no cut and approximately 2,000 cubic yards of fill. The property is a 3.27 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 009-320-017, located at **1437 South Jameson Lane** in the Montecito area, First Supervisorial District. (Bernard Austin, Marc Compton, Kris Kimpel appeared)

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

MBAR COMMENTS:

- **Very nice on the architecture/site plan.**
- **Landscape good, lighting good (no uplights).**

11. **07BAR-00000-00028 Dene Demo/New Single Family Dwelling and Garage 416 Camphor Place**
07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dan Melville, agent for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **conceptual review of a new two-story residence of approximately 2,987 square feet with a detached garage of approximately 441 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, detached garage of approximately 324 square feet, guest house of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to be demolished). The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Dan Melville, Louis Dene appeared)

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

MBAR COMMENTS:

- **Want to see story poles along the longest and highest roof ridge (running east/west with a stringline between the poles) and make a site visit.**
- **Show location of houses on adjacent lots, air photo would be helpful.**
- **Some members expressed concern for second story on this site, that the mass is larger.**
- **Initial architectural style looks fine.**
- **Need to see landscape plan for screening, privacy, especially near the auto court. Show existing screening also.**
- **Would like to see the historic report.**

PUBLIC COMMENT:

- **Karen Anderson** – Only seven houses on this road, the existing house on this lot was the first one built. All houses on this street are one story and this two story house would be very different for the street. Other neighbors have made additions without going to two stories. A two story would significantly change the feel of the street. Story poles might be a good idea to help neighbors see how a second story would affect the street.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Zilles, and carried by a vote of 4 to 0 (Michaelson, Nulty, Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, March 12, 2007 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 5:44 P.M.