



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of March 20, 2006**

Santa Barbara County  
Engineering Building, Room 17  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(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 3:12 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

## **COMMITTEE MEMBERS PRESENT:**

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

**COMMITTEE MEMBERS ABSENT:** None

**REPORTERS:** None Present

**NUMBER OF INTERESTED PERSONS:** Approximately 20

## **ADMINISTRATIVE AGENDA:**

### **I. PUBLIC COMMENTS:**

**II. AGENDA STATUS REPORT:** Nulty moved, seconded by Edwards and carried by a vote of 7 to 0 to adopt the following changes to the agenda:

**Item No. 9 – Coleman Addition/Guest Quarters Conversion– Continued to meeting of April 10, 2006.**

### **III. MINUTES:**

**Nulty moved, seconded by Maphis and carried by a vote of 5 to 0 to 2 (Edwards, Michaelson abstained) to approve the Minutes of February 27, 2006.**

**Michaelson moved, seconded by Nulty and carried by a vote of 7 to 0 to approve the Minutes of March 13, 2006.**

#### IV. MONTECITO CONSENT AGENDA:

**C-1. 06BAR-00000-00045 Dine Interior and Exterior Remodel 760 San Ysidro Road**  
04EXE-00000-00182 (Petra Leyva, Planner 568-2071) Ridgeline: N/A

Request of R. Casey Nagel, agent for the owners, Elaine Dine, to consider Case No. 06BAR-00000-00045 for **final approval on consent of interior remodel and exterior changes of existing residence.** The following structures currently exist on the parcel: residence of approximately 2,950 square feet, carport of approximately 490 square feet, and guest/pool house of approximately 440 square feet. The proposed project will not require grading. The property is a 0.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-032, located at **760 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 3/13/06)

**ACTION: Ketznel moved, seconded by Zilles and carried by a vote of 7 to 0 to grant final approval on consent of 06BAR-00000-00045.**

#### V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

#### VI. STAFF UPDATE:

- Distributed copies of the public draft of the Countywide Land Use Development Code that combines Articles I, II, III and V. Please provide any comments by April 21, 2006. An on-line comment form is available on the Internet. A workshop will be held on April 6, 2006, 6 p.m. to 8 p.m. The public draft of the Land Use Development Code for Inland Montecito, which would reformat Article IV, is anticipated for released in mid to late April.

#### STANDARD AGENDA:

#### FINAL APPROVAL

**1. 05BAR-00000-00045 Shand Single Family Dwelling Addition 425 Alcalá Lane**  
05LUP-00000-00345 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **revised final approval of an addition of approximately 309 square feet.** The following structures currently exist on the parcel: residence of approximately 2,576 square feet and pool house of approximately 875 square feet. The proposed project will require approximately 8.3 cubic yards of cut and no fill. The property is a 0.72 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-049, located at **425 Alcalá Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/05, 4/25/05, and 5/9/05) (Brian Hofer, Philip DeBolske, Pat Brodie appeared)

**ACTION: Ketznel moved, seconded by Zilles and carried by a vote of 7 to 0 to continue 05BAR-00000-00045 to the meeting of April 24, 2006. Applicant to return for revised final. The following comments were made:**

#### MBAR COMMENTS:

- Stone wall looks a little tall next to the rest of the roofline.
- Running the stone onto, and cutting into, the roof does not seem to fit.
- Restudy the shape and massing of the stone walls and the roof in those areas.

2. 05BAR-00000-00020                      Tolan Single Family Dwelling Addition                      1153 High Road  
05CDP-00000-00009 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A

Request of William Cooper, architect for the owners, Peter and Leslie Tolan, to consider Case No. 05BAR-00000-00020 for **final approval of an addition to a single family residence of approximately 928 square feet.** The following structures currently exist on the parcel: residence of approximately 1,680 square feet with an attached garage of approximately 230 square feet. The proposed project will not require grading. The property is a 0.21 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-007, located at **1153 High Road** in the Montecito area, First Supervisorial District. (Continued from 2/28/05, 4/11/05, 5/9/05, 5/23/05, and 6/06/05) (William Cooper appeared)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 7 to 0 to continue 05BAR-00000-00020 to the meeting of April 10, 2006 with the following conditions and comments. Applicant to return for final on consent.**

**MBAR COMMENTS:**

- Relocate window M (second floor bathroom window) from west elevation to north.
- Relocate window L (second floor stair landing) to the southwest corner of the west elevation. Suggest that you consider moving it to the south elevation.
- Extend hedge on the west elevation northward at least four to five feet beyond the new second story. Use 15-gallon plants at three feet on center.
- Construction parking to be onsite to the maximum extent.

**PUBLIC COMMENTS:**

- J' Amy Brown – Please protect the good neighbor policies of the Community Plan. Does not think today's proposal is there yet. The second story windows on the west elevation could allow people to look right down into her backyard and affect privacy. Skylights would be better, or at a minimum use an opaque glass in the windows. Where is construction parking going to go? High Road is very narrow.
- Diane Morgan (Montecito Association) – Quoted goals four and five, that architecture and landscape protect privacy.

**PRELIMINARY APPROVAL**

3. 05BAR-00000-00286                      Stoll Pool Cabana                      1481 East Mountain Drive  
06LUP-00000-00046 (Nicole Mashore, Planner 884-8068)                      Ridgeline: N/A

Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **preliminary approval of a 3,279 square foot basement conversion, pool cabana of 800 square feet, pool, as-built grading of 650 cubic yards (fill) and an as-built retaining wall 4 feet in height with associated hardscape and landscape improvements.** No trees are proposed for removal. No lighting is proposed. Approximately 1,200 cubic yards of cut and 230 cubic yards of new fill are proposed. The following structures currently exist on the parcel: residence of approximately 4,800 square feet, garage of approximately 700 square feet. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/05/05) (Tom Smith appeared)

**ACTION: Ketzler moved, seconded by Maphis and carried by a vote of 7 to 0 to continue 05BAR-00000-00286 to the meeting of April 24, 2006. Applicant to return for further conceptual review. The following comments were made:**

**MBAR COMMENTS:**

- **Show several sections through the house and building height calculations.**
- **Try pulling pool and cabana closer to house and away from property line.**
- **Provide cut and fill amounts. Limit how much of grade is exposed around the south elevation.**
- **Schedule a site visit.**

**PUBLIC COMMENTS:**

- Claire Gottsdanker – lowering the grade along with the basement conversion will make it appear as a three-story building. How will it then fit with the height calculations?
- Susan Kellar – No exceptions should be provided to height. Concerned that the basement conversion is so large and this is not accounted for in FARs.
- Diane Morgan (Montecito Association) – Concurs with other commentors.

**CONCEPTUAL REVIEW**

4. **05BAR-00000-00244**      **Naness Single Family Dwelling Addition**      **640 Ashley Road**  
05LUP-00000-01240 (Nicole Mashore, Planner 884-8068)      Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, David and Mette Naness, to consider Case No. 05BAR-00000-00244 for **further conceptual review and preliminary/final approval of a residential addition consisting of a 1,023 square foot first floor addition, a 770 square foot below grade wine cellar/media room and a 747 square foot detached tennis cabana.** The following structures currently exist on the parcel: residence of approximately 3,455 square feet and an attached garage of approximately 668 square feet. The proposed project will require approximately 420 cubic yards of cut and no fill. The property is a 1.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-018, located at **640 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 10/24/05) (Michael Stroh appeared)

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

**MBAR COMMENTS:**

- **Show existing grade on all of the elevations for the cabana.**
- **Show the existing hedge on the southwest corner, may need to replace it due to grading.**
- **Show some topography on adjacent property as grading is going to the property line.**
- **Use only frosted or opaque glass in the new light fixtures.**
- **The house addition is fine.**

5. **06BAR-00000-00032**      **Capone Addition**      **1030 Hot Springs Lane**  
06LUP-00000-00096 (Nicole Mashore, Planner 884-8068)      Ridgeline: Rural

Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 06BAR-00000-00032 for **further conceptual review/preliminary approval of revisions to existing residence and guest house (previously approved under permits 03LUP-00000-00309 and 03LUP-00000-01011).** The proposed revision would permit **demolition of a partially constructed garage, construction of a 7,394 square foot residence with attached 861 square foot garage, interior and exterior residence re-design, guesthouse exterior redesign, and relocation of a pool and spa.** The following structures currently exist on the parcel: residence of approximately 5,975 square feet and guest house of approximately 800 square feet (currently under construction). The proposed project will require approximately 1,400 cubic yards of cut and approximately 1,400 cubic yards of fill. No trees or native vegetation are proposed for removal. The property is a 3.0 acre parcel zoned

3-E-1 and shown as Assessor's Parcel Number 011-030-043, located at **1030 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06) (Bob Easton, Ernie Knapp appeared)

**Project received further conceptual review only. No action taken. Maphis recused himself from participating in discussion of this item. Applicant to return for preliminary. The following comments were made:**

**MBAR COMMENTS:**

- **Can support the proposed square footage (net area is 6,069 square feet).**
- **Can support the roof height exception because it is a better design and is less impactful than the design that was approved for the previously permitted house.**
- **Work on reducing the size of the roofscape and glass area at night – put in shade and shadow and work toward a building color that will blend in with the surrounding terrain.**

**PUBLIC COMMENTS:**

- John Warner – project size on the agenda is much larger than what applicant is reporting today, should be clarified on agenda. This is a sensitive site, houses here should meet the FAR guidelines. When exceptions are made, house sizes keep going up.
- Diane Morgan (Montecito Association) – The size is over the FARs. Does not appreciate approval of exceptions to the height limits when they are so new.
- Jack Overall – Agrees with points made by the others.

6.		<b>Melograno Garages, Trellis, and Storage Shed</b>	<b>685 Cowles Road</b>
	<b>06BAR-00000-00048</b>		Ridgeline: N/A
	06LUP-00000-00172 (Lisa Martin, Planner 568-2032)		

Request of Amy Taylor, architect for the owner, Richard Melograno, to consider Case No. 06BAR-00000-00048 for **conceptual review of existing detached garage of approximately 294 square feet, new attached garage of approximately 210 square feet, existing attached storage shed of approximately 111 square feet, and existing trellis of approximately 223 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 492 square feet. The proposed project will require no cut and approximately 5 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-044, located at **685 Cowles Road** in the Montecito area, First Supervisorial District. (Amy Taylor appeared)

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

**MBAR COMMENTS:**

- **Detached garage needs doors that qualify as garage doors (the existing French doors will not work).**
- **Title report and survey should address the setback and easement questions.**
- **Support for setback averaging not strong; there is room to have the new attached garage out of the setback.**
- **Show topography on adjacent land.**
- **Provide landscaping/screening for the new structures.**

**PUBLIC COMMENTS:**

- John Warner – Some undeveloped lots along an easement next to the area of proposed addition. A survey needed to show the easement to be sure that easement is not on this property, or how the existing structures relate to it. Thinks neighbors will not have an issue with the architecture.

- Don Sharpe – Setbacks in error. Show accurate property line and setbacks.

7. **Heyer Single Family Dwelling**  
**06BAR-00000-00057 Addition and Guesthouse 1366 Oak Creek Canyon Road (Lot 1)**  
(no planner assigned) Ridgeline: Rural

Request of Don Nulty, architect for the owners, Christian and Kisa Heyer, to consider Case No. 06BAR-00000-00057 for **conceptual review of addition of approximately 1,100 square feet to existing residence and new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 5,234 square feet and garage/storage building of approximately 1,046 square feet. The proposed project will require approximately 412 cubic yards of cut and approximately 412 cubic yards of fill. The property is a 6.97 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-003, located at **1366 Oak Creek Canyon Road (Lot 1)** in the Montecito area, First Supervisorial District. (Robert Foley, Christian Heyer appeared)

**Project received conceptual review only. No action taken. Nulty recused himself from participating in discussion of this item. Applicant to return for preliminary. The following comments were made:**

**MBAR COMMENTS:**

- **The very small area of addition that would be over the height is ok (less than 400 square feet and less than 10% of roof area).**
- **Around the guesthouse there is a lot of room to landscape, also a planter with the walls.**
- **Show landscaping/screening around the guesthouse.**
- **Show the existing dirt road to the guesthouse.**

**PUBLIC COMMENTS:**

- Jack & Sheri Overall – What is height and screening of southwest elevation of the guesthouse?

8. **Hurst Demo/New Single Family**  
**06BAR-00000-00033 Dwelling/Guesthouse/Cabana 932 Park Lane**  
06LUP-00000-00105 (Errin Briggs, Planner 568-2047) Ridgeline: Urban

Request of Thomas Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **further conceptual review of new residence of approximately 11,695 square feet, guest house of approximately 795 square feet, pool house of approximately 795 square feet, and attached garage of approximately 1,975 square feet.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of approximately 775 square feet (**both to be demolished**). The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,400 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at **932 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06) (Thomas Meaney, Harrison Hurst, Derek Weston appeared)

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

**MBAR COMMENTS:**

- **Needs to hear from staff a clarification whether the Ridgeline and Hillside designation applies as that affects allowable height.**
- **Benefits to the creek/drainage on east will be good with the enhancement/restoration they propose.**

- **Appreciates scaling down the size of the house, architecture is nice.**
- **Still concerned with neighborhood compatibility. It will be the tallest structure in the area and a grander style. Would like to see work to lower plate heights and story poles.**
- **Some elements/details could be restudied to make it appear smaller.**

**PUBLIC COMMENTS:**

- Diane Morgan (Montecito Association) – size, bulk and scale and environmentally sensitive habitat. Provided copies of letters that Planning and Development copied to Montecito Association.
- Jack & Sheri Overall – Size is ridiculous.
- Birdie Smiekel – Traffic and possibility of Hurst using Buena Vista as secondary and/or construction access. Severe access issues when rains fill the creek, road becomes impassable.
- Ronald Schnur – Buena Vista access – does not want to see it used for construction or otherwise. Not sure if they really have right to use as access.
- Chuck Kaye – Buena Vista is too narrow. Keep all access on Park Lane.
- Lavon DeBenedictis – Buena Vista is not an access, only 12 feet wide, 19% grade. Please no construction or secondary access. It is a Park Lane project.
- Stephen Gordon – Supports the other commentors. Too much construction parking blocking Buena Vista as is.
- Catherine Compere (for Mr. & Mrs. C. Robert Kidder) – Does not want to see project increase the drainage into the eastern creek.
- Rebecca Kaye – Concerned with drainage and grading.

9. **06BAR-00000-00027** **Coleman Addition/  
Guest Quarters Conversion** **881 San Ysidro Lane**  
06LUP-00000-00086 (Dan Gullett, Planner 568-2002) **Ridgeline: N/A**

Request of Syndi Souter, agent for the owner, Tom Coleman, to consider Case No. 06BAR-00000-00027 for **conceptual review of remodel and addition of approximately 3,262 square feet to existing residence, new attached 2-car garage of approximately 725 square feet, and conversion of existing guest quarters to detached 4-car garage of approximately 1,184 square feet.** The following structures currently exist on the parcel: residence of approximately 3,976 square feet and detached guest quarters of approximately 1,184 square feet. The proposed project will not require grading. The property is a 2.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-005, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 7 to 0 to continue 06BAR-00000-00027 to the meeting of April 10, 2006. See Agenda Status Report.**

**PRELIMINARY APPROVAL**

10. **05BAR-00000-00172** **Berkoff Trust New Residence  
Guesthouse, Cabana and Garage** **700 Picacho Lane**  
05LUP-00000-00952 (Errin Briggs, Planner 568-2047) **Ridgeline: N/A**

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, 7/25/05, 1/09/06, 2/27/06, and 3/13/06) (Chris Jacobs, Robert Foley, Grant Castleberg, Rob Lowe, Cheryl Berkoff appeared)

**ACTION: Maphis moved, seconded by Zilles and carried by a vote of 6 to 0 to 1 (Nulty recused himself) to grant preliminary approval of 05BAR-00000-00172. Applicant to return for final. The following comments were made:**

**MBAR COMMENTS:**

- **House architecture and size are fine. Appreciates the design.**
- **Drainage issues appear to have been addressed in today's presentation.**
- **The landscape plan does not limit the height of trees, only of the hedges. Limiting the height of trees is not a good idea. The proposed plan is a good compromise and reaches neutral ground. Species appropriate as plan presents.**
- **Strongly suggests changing the *Cupaneopsis* to *Arbutus marina*.**

**PUBLIC COMMENTS:**

- Diane Morgan (Montecito Association) – Structure exceeds FARs. Appreciates respecting a view corridor.
- Chip Wullbrandt (for previous owner of the property) – Believes the redwoods should stay in current location.
- David Grokenberger (for Glucks) – Landscape plan shown today deficient as some trees shown for the northeast corner that grow taller than 24 feet. There is no control on today's landscape plan. Only asking that 25% of the view the Glucks currently enjoy be protected. There should be a condition to require a height restriction that corresponds to the line of sight and place it on the plans. Line of sight should drop somewhat as grade drops. Wants the view corridor shown in a rectangular format from the northeast corner to south property line.
- Claire Gottsdanker – Cautions Montecito BAR that never in her experience has she seen a BAR set a limit on the height of trees. Trees are a part of Montecito and policies call for the protection of trees. Policies call for the protection of public views; may consider private views but not require protection.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler 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, April 10, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.*

Meeting adjourned at 7:20 P.M.