

# COUNTY OF SANTA BARBARA



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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 4, 2009

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East 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 Ketzel	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</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 3:05 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Marsha Zilles  
Michele Michaelson  
Raymond Ketzel  
Donald Nulty - Vice Chair  
Anthony Spann - Chair  
Sam Maphis  
Peter Edwards  
Sharon Foster - MBAR Secretary  
June Pujo - Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Michele Michaelson

**REPORTERS:** Matt Bloise, Santa Barbara News Press

**NUMBER OF INTERESTED PERSONS:** Approximately 30

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** No changes were made to the agenda

**III. STAFF UPDATE:** June Pujo advised the MBAR that the Singer Addition/New Garage – 08BAR-00000-00196 project which had come before the board on April 20, 2009 and had received preliminary approval was appealed.

**IV. MINUTES:** Nulty moved, seconded by Edwards and carried by a vote of 4-0 (Michaelson, Maphis and Zilles absent) to approve the Minutes of April 20, 2009.

**1. 08BAR-00000-00239      Cooper New Residence      354 East Mountain Drive  
With Attached Garage and Cabana      (Brian Banks, Planner 568-3559)      Ridgeline: Urban**

Request of Ken Radtkey, architect for the owners, Kent and Sophie Cooper, to consider Case No. 08BAR-00000-00239 for **final approval of a new residence of approximately 2,440 Square feet with attached garage of approximately 502 square feet, and cabana of approximately 506 square feet.** No structures currently exists on the parcel, all destroyed in the Tea Fire. The proposed project will require approximately 630 cubic yards of cut and approximately 120 cubic yards of fill. The property is a 2.85 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-033, located at **354 East Mountain Drive** in the Montecito area, First Supervisorial. (Continued from 11/3/08, 4/6/09, 4/20/09)

**Public Comment:**  
Tracey Willfong

**MBAR Comment:**  
1. Landscape and lighting is okay.

**ACTION:** Nulty moved, seconded by Maphis and carried by a vote of 6-0 (Michaels absent) to grant final approval on consent of 08BAR-00000-239.

**2. 09BAR-00000-00065      La Paz Trust SFD Tea Fire      999 La Paz Road  
(Noel Langle, Case Manager 568-2067)      Ridgeline: N/A**

Request of Cearnal Andrulaitis, LLP, architect for the owners, La Paz Trust, to consider Case No. 09BAR-00000-00065 for **conceptual review of a new single family two story residence of approximately 8,131 square feet with the first floor consisting of 5,461 square feet with the second story consisting of approximately 2,670 square feet and a basement of approximately 1,550 square feet, a second residence of approximately 946 square feet, a artist studio of approximately 352 square feet a detached garage of approximately 1,260 square feet and a pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: a detached garage of approximately 1,003, (to be demolished) all other structures destroyed in the Tea Fire. The proposed project will require approximately 703 cubic yards of cut and no fill. The property is a 3.70 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-003, located at **999 La Paz Road** in the Montecito area, First Supervisorial District

**Public Comment:**  
Anthony Harbour

**MBAR Comments:**

1. The project is very conceptual
2. It is yet unclear how the elements will fold together
3. MBAR appreciates the curving forms
4. Consider a softer, not blocky image
5. Consider a metal roof, if the green roof element is not workable
6. Return with more elevations
7. Return with grading/drainage, exterior lighting
8. Erect story poles for the southwest wing and western side.

**Project received conceptual review only. (Michaelson absent) No action taken.**

**3. 09BAR-00000-00048 Marmonte Tea Fire Rebuild 330 East Mountain Drive**  
09LUP-00000-00114 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Dale Pekarek, agent for the owners, Rocco & Viola Maramonte, to consider Case No. 09BAR-00000-00048 for **further conceptual review of a new two story family residence of approximately 2,738 square feet (with the first floor being approximately 1,268 square feet and the second floor being approximately 1,470 square feet) with a second floor deck area of approximately 637 square feet and an attached garage of approximately 435 square feet.** Nothing currently exists on the parcel: House destroyed by the fire. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at **330 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/6/09)

**Public Comments:**

Bill Palladini  
Anthony Harbour  
Hank Childs  
Duke McPherson  
Tracy Willfong

**MBAR Comments:**

1. **MBAR appreciates the applicant's decision to remove the stable.**
2. **MBAR supports the roof pitch.**
3. **Architecture:**
  - i. **Variable setbacks as shown are okay.**
  - ii. **Concerned with mass/bulk/scale.**
  - iii. **Restudy for consistency and simplification.**
  - iv. **There does not appear to be enough mass to support the beam across the garage and the stone columns. These and similar details should be more substantial.**
  - v. **Restudy the overall fenestration. There are too many different elements and they don't tie together. Rock may not work on the windows. Consider window glazing.**
  - vi. **Consider true masonry dimensions or wood post and beam.**
  - vii. **Work out the details of the south elevation.**

**Project received further conceptual review only. (Michaelson absent) No action taken. Story poles and site visit requested.**

**4. 08BAR-00000-00131 Cherner New Single Family Dwelling, Garage and Pool 813 Romero Canyon Road**  
08LUP-00000-00308 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owners, Stephen and Vicki Cherner, to consider Case No. 08BAR-00000-00131 for **revised preliminary/final approval of a new two-story residence of approximately 5,261 square feet with an approximately 798 square foot underground garage, 603 square foot basement, and pool.** There are no structures currently on the parcel. The proposed project will require approximately 1,076 cubic yards of cut and approximately 895 cubic yards of fill. The property is a 5.51 acre parcel zoned 5-E-1 shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08 and 9/22/08, 10/06/08)

**Public Comments:**

Kay Peterson  
David Peterson

**MBAR Comments:**

1. Correct the north arrow on page A1.1

**ACTION:** Nulty moved, seconded by Ketzel and carried by a vote of 6-0 (Michaels absent) to grant revised preliminary and final approval of 08BAR-00000-00131.

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|----|--|----------------|
| 5. | <b>680 Stonehouse Lane LLC New Single Family</b>                             |                |
|    | <b>08BAR-00000-00145 Dwelling, Garage and Guesthouse 680 Stonehouse Lane</b> |                |
|    | 08LUP-00000-00471 (Sarah Clark, Planner 568-2059)                            | Ridgeline: N/A |

Request of Larry Graves, architect for the owner, 680 Stonehouse Lane LLC, to consider Case No. 08BAR-00000-00145 for **further conceptual review/preliminary approval of a new residence of approximately 6,552 square feet with an attached garage and a guesthouse of approximately 2,147 square feet.** The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-030, located at **680 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 3/9/09, 3/23/09, 4/6/09)

**Public Comments:**

Bill Palladini  
Bobby Purkait  
Shirley Purkait  
Kathryn Draine  
Derek Westen  
Anthony Harbour

**MBAR Comments:**

1. Turf block is a good change.
2. The olive tree additions are good.
3. Orientation of the footprint is acceptable.
4. Two of the comments from the 3/9/09 MBAR comments have been addressed. Several others have not and still apply, as follows:
  1. (Done) Incorporate the Arborist's tree plan in to the landscape plan, e.g. show canopies, critical root zone, drip lines.
  2. (Needs addressing) Concerned with driveway to the east and paving.
  3. (Needs addressing) Consider a stepped down or angled design that avoids the heightened finished floor elevation.
  4. (Needs addressing) Consider dropping the roof so that the eaves meet the top of the windows.
  5. (Needs addressing) Consider lowering the ridgeline on the area of the house where the second story living area ends.
  6. (Needs addressing) Restudy where the house sits on the lot.
  7. (Needs addressing) 19-20 % over the FARs is too much.
  8. (Needs addressing) This is the wrong site development for the lot. Too much development against the grade.
  9. (Needs addressing) House is too wide doesn't appear to match the inspiration for the design.
  10. (Done) Provide an accurate FAR study.
  11. (Done) Erect story poles: Follow the Story Pole Guidelines; show finished floor, highest ridge, ridge over the garage and main house, eave lines. Show height of guardrail and finished grade in south east drive area.
5. Additionally:

6. **The width of the house is a fundamental design issue**
7. **Study stepping the building down.**
8. **Concerned with bulk of the house. The mid and south and west sections are particularly bulky.**
9. **Concerned with the long ridgeline, especially on the southwest corner. Break up the roof line.**
10. **Provide more animation for the roof**
11. **The footprint within the building envelope is tight**
12. **Concerned with FAR overages**
13. **Elevation of first floor is too massive.**
14. **Landscaping is not enough to resolve the architectural design issues.**
15. **Italian Cypress will not screen the structures.**
16. **MBAR anticipates formal action at the next meeting.**

**Project received further conceptual review only. (Michaelson absent) No action taken. Project may return for preliminary.**

6.	<b>07BAR-00000-00294</b>	<b>Chow/Tan Demo/Rebuild</b>	<b>1705 Glen Oaks Drive</b>
	07LUP-00000-00294	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A
	07CDP-00000-00116		

Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **final approval of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet; second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 11/17/08, 2/9/09)

**ACTION: Edwards moved, seconded by Ketzal and carried by a vote of 6-0 (Michaels absent to continue the project to a future meeting. Project not heard.**

7.	<b>09BAR-00000-00063</b>	<b>Kuyt-Devor Demo/Rebuild SFD</b>	<b>275 Butterfly Lane</b>
		(No Planner Assigned)	Ridgeline: Urban

Request of Bryan Pollard architect for the owners, Fred Kuyt and Melissa Devor, to consider Case No.09BAR-00000-00063 for **conceptual review of a two story single family dwelling of approximately 3,54 square feet with the first floor consisting of approximately 2,410 square feet with the second floor consisting of approximately 1,130 square feet and an existing two story attached garage of approximately 420 square feet and a accessory structure of approximately 428 square feet.** The following structures currently exist on the parcel: single family dwelling (to be demolished) of approximately 1,500 square feet. The proposed project will require approximately 65 cubic yards of cut and no fill. The property is a .51 acre/square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at **275 Butterfly Lane** in the Montecito area, First Supervisorial District.

**Public Comment:**

J'Amy Brown, Chair, High/Middle Road Neighborhood Watch- Letter was submitted.

**MBAR Comments:**

1. **MBAR likes the style and design.**
2. **Design does not appear bulky; however, building goes setback to setback.**
3. **Concerned that square footage is too high.**
4. **Work to reduce FAR.**
5. **Review accuracy of FARs.**
6. **MBAR recommends conferring with neighbors.**
7. **Erect story poles prior to next meeting (focus on street side; no need to story pole the tower).**
8. **Return with documentation of all existing and proposed landscaping.**
9. **Return with arborist's report.**
10. **Return with all structures within 50' of property lines shown on site plan.**
11. **Return after permit application and planner assignment.**

**Project received further conceptual review only. (Michaelson absent) No action taken. Project may return for preliminary approval.**

8.	<b>09BAR-00000-00027</b>	<b>Valle New Single Family Dwelling Pool /Cabana /Accessory Structure</b>	<b>403 Woodley Road</b>
	09LUP-00000-00077	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Bob Easton architect for the owner, Charles Valle, to consider Case No. 09BAR-00000-00027 for **further conceptual review of a new single family residence of approximately 4,724 square feet, an attached garage of approximately 506 square feet and a cabana of approximately 364 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 1.004 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-070, located at **403 Woodley Road** in the Montecito area, First Supervisorial District. (Continued from 3/9/09, 3/23/09)

**MBAR Comments:**

1. **Erect story poles. Focus on cabana, second story, riser element, garage.**
2. **Return with Pepper Tree Home Owners Association letter.**

**Project received further conceptual review only. (Michaelson & Maphis absent) No action taken. Project may return for preliminary approval.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Nulty, and carried by a vote of 5 to 0 (Michaelson & Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, May 18<sup>th</sup>, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 7:00 P.M.