



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of June 7, 2010**

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>
Bill Palladini	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	Alice McCurdy	- <b>Supervising Planner</b>
Derrick Eichelberger		

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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:**

Michele Michaelson  
Bill Palladini  
Donald Nulty - Vice Chair  
Anthony Spann - Chair  
Derrick Eichelberger  
Sharon Foster - MBAR Secretary  
Alice McCurdy - Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Sam Maphis

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** 20

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. MINUTES:** Nulty moved, seconded by Michaelson and carried by a vote of 4-0-1 (Maphis & Eichelberger absent, Spann abstained) to approve the Minutes of May 17, 2010 with a revision.

**III. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** It was determined that the site visit time be changed from 1:00 p.m. to 1:30 p.m. It is important for the MBAR members to visit the site as a team. This would be better for the process and the applicants if the MBAR members meet at this later time and cut down on the amount of down time between the site visit and the start of the MBAR meeting at 3:00 p.m.

1. **10BAR-00000-00076**                      **Tea Fire Collins Garage**                      **226 East Mountain Drive**  
10LUP-00000-00146                      (Brian Banks, Planner 568-3559)                      Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Michael & Martha Collins, to consider Case No. 10BAR-00000-00076 for **conceptual review, preliminary/final approval of a new detached garage of approximately 800 square feet**. No structures currently exist on the parcel. A new single family residence of approximately 3174 square feet, under a separate permit, is proposed for the site. The proposed project will require approximately less than 10 cubic yards of cut and approximately less than 40 cubic yards of fill. The property is a 1.25 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-030-014, located at **226 East Mountain Drive** in the Montecito area, First Supervisorial District. (Jeff Shelton, architect; and owners, Michael & Martha Collins, appearing)

**MBAR Comments:**

1. No site visit or story poles required.

**Condition:** the applicant to show the Opuntia hedge on the site plan.

**ACTION:** Zilles moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to grant conceptual review, preliminary/ final approval, with the above stated condition of 10BAR-00000-00076.

2. **10BAR-00000-00075**                      **Thayer New Single Family Dwelling**                      **1515 Mimosa Lane**  
10CDP-00000-00031                      (Brian Banks, Planner 568-2005)                      Ridgeline: N/A

Request of Neumann Mendro Andrulaitis, architects for the owner, Thomas Thayer, to consider Case No. 10BAR-00000-00075 for **final approval of a new single story residence of approximately 2,602 square feet with an attached garage of approximately 480 square feet**. The following structures currently exist on the parcel: a 1,275 square foot single family residence (to be demolished). The proposed project will require approximately 100 cubic yards of cut and approximately 145 cubic yards of fill. The property is a .33 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-026, located at **1515 Mimosa Lane** in the Montecito area, First Supervisorial District. (Continued from 5/17/10) (Dave Mendro, architect; John Kucharski, with NMA; and Jeffrey Smith, Landscape Architect, appearing)

**ACTION:** Michaelson moved, seconded by Eichelberger and carried by a vote of 6-0 (Maphis absent) to grant final approval of 10BAR-00000-00075.

3. **10BAR-00000-00020**                      **Gore New SFD, Detached 3 Car Garage**                      **1775 Jelinda Drive**  
10CDP-00000-00020                      **Cabana and Workshop**                      (Kimberley McCarthy, Planner 568-2005)                      Ridgeline: N/A

Request of Steve Willson, designer for the owner, Suzanne Gore, to consider Case No. 10BAR-00000-00020 for **preliminary approval of a new single family dwelling of approximately 4,663 square feet, a pool cabana of approximately 431 square feet, a detached garage of approximately 756 square feet, and a workshop of approximately 535 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 1.61 acre parcel zoned 2- E-1 and shown as Assessor's Parcel Number 007-530-010, located at **1775 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 2/22/10, 5/3/10) (Steve Willson & Dan Weber appearing)

**Public Comments:**

Susan Petrovich, attorney for Scott Slater

Scott Slater, neighbor

**MBAR Comments:**

1. The building is lovely.
2. The architect can move the building subtly and come up with as good a result.
3. The design does not tread lightly enough, considering how close the house is to the neighboring property. The height needs to come down at least two feet.
4. The site visit was instructive; the eastern portion of the structure is virtually on the setback line.
5. An option to lowering the height of the structure would be to rotate the house away from the northern property line. The grade drops so the effective height would drop as well.
6. There is no substitute for green space between the two homes.
7. Increasing the space between the two homes will benefit the new home by reducing its exposure to noise from the activity area of the existing home.
8. The existing design relies too heavily on landscaping to solve a fundamental problem.
9. The suggestion to rotate the home is not unreasonable.
10. In summary, a majority of the MBAR members is not comfortable relying on landscaping to address the issue.
11. Was stunned at site visit to see how close the proposed home is to the neighboring property.

*\* Project was tabled for the applicant to consider options.*

When the item came back for discussion, the architect Steve Willson indicated that the applicant would prefer preliminary approval with the condition that the height of the one element be lowered by two feet.

**MBAR Comments:**

1. Support lowering it two feet without the rotation.
2. Rotation is almost essential to the neighboring property.
3. At this point in the process, lowering the element two feet is an acceptable solution.
4. In a perfect world, the issue of how close the buildings are would have been caught earlier in the process. At this point, lowering it two feet is a big step.

**Condition:** the northwestern bookend volume is to be reduced in height by a minimum of two feet.

**Suggestion:** that the applicant should consider rotating the structure away from the property line.

**ACTION:** Palladini moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval, with the above stated condition, of 10BAR-00000-00020.

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|----|--|----------------------------------|
| 4. | <b>Sloan New</b>                       |                                  |
|    | <b>Single Family Residence</b>         | <b>2600 Sycamore Canyon Road</b> |
|    | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A                   |
|    | <b>10BAR-00000-00065</b>               |                                  |
|    | 10LUP-00000-00169                      |                                  |

Request of Jennifer Foster, agent for the owner, Scott Sloan, to consider Case No. 10BAR-00000-00065 for **preliminary approval of a new two story residence, the first floor**

**consisting of approximately 2060 square feet, the second floor consisting of approximately 2076 square feet, and attached garage of approximately 837 square feet.** The following structures currently exist on the parcel and will be demolished: a two story residence with the first floor being approximately 1704 square feet. (gross) the second floor being approximately 853 square feet (gross) and a detached guesthouse of approximately 240 square feet (gross). The proposed project will require approximately 1400 cubic yards of cut and approximately 800 cubic yards of fill. The property is a .88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-016, located at **2600 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/10) (Chuck McClure; Kevin Clark, designer; and Scott Sloan, owner; appearing)

**Public Comments:**

Bente Millard, attorney for Mrs. Vanocur  
Mrs. Vanocur, neighbor

**MBAR Comments:**

- 1. The house looks good.**
- 2. The pool with a 13 foot fence on a one acre parcel seems palatial.**
- 3. Options to address concerns regarding the corner of the pool terrace include cutting back on the terrace, story poling it, reducing the height of the retaining wall by 3-4 feet, or using terraced walls.**
- 4. With the option of terraced walls, the walls could be different materials, i.e. stone and plaster. Could use boulders and plant between the two walls to make it rustic.**

**Condition: the eastern corner of the pool deck to incorporate a lower terraced retaining wall, with a maximum height of 6 feet, and with a material face of sandstone, to match the other retaining wall.**

**ACTION: Palladini moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval, with the above stated condition, of 10BAR-00000-00065.**

<b>5.</b>	<b>10BAR-00000-00079</b>	<b>Levine/Blackwell Addition and Detached Garage</b>	<b>256 Santa Rosa Lane</b>
	10LUP-00000-00177	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Peter Becker architect for the owners, Peter Levine & Martha Blackwell, to consider Case No. 10BAR-00000-00079 for **conceptual review of an addition of approximately 111 square feet to an existing two story single family dwelling of approximately 3,367 square feet, convert an attached garage of approximately 438 square feet into a living area, construct a detached garage of approximately 643 square feet with an accessory structure, located on top, of approximately 602 square feet** . The following structures currently exist on the parcel: a two story single family residence. The first floor being approximately 1,810 square feet, the second floor consisting of approximately 1,557 square feet and an attached garage of approximately 438 square feet. The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Peter Becker, architect; and Tom Hensen, architect; appearing)

**Public Comments:**

Laura Bridley  
Susan Parker  
Barry Kitrick

**MBAR Comments:**

- 1. The architecture is nice, but the sitting is not a location where it can really be enjoyed.**

2. **The accessory structure is an imposing structure. It does not appear to be in relationship to the house as it is pulled forward from the house.**
3. **Asked whether other locations have been considered for the accessory building.**
4. **One option would be to push the structure back to the line of the house.**
5. **The 19 foot height is an issue based on the proposed location. The structure would be very visible from the street and from the neighbor's portico.**
6. **Consider sitting the structure on the opposite side of the property.**
7. **The neighborhood has a rural agricultural feel, with low slung, single story architecture.**
8. **The general rule of locating an accessory structure behind the main structure is a good guideline.**
9. **Consider moving the structure north, turning it 90 degrees, and putting some of the garden back at the property corner.**
10. **Consider pushing the structure back behind the line of the main house.**
11. **Disrupting a neighbor's view for an accessory building is a problem.**
12. **Need to address drainage.**

The project received comments only. The project is to return for further conceptual review.

6.	<b>10BAR-00000-00080</b>	<b>Deansgrange Single Family Residence Relocation</b>	<b>592 Picacho Lane</b>
	10LUP-00000-00162	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, Deansgrange Trust, to consider Case No. 10BAR-00000-000080 for **conceptual, preliminary/final approval of the relocation, on a different part of the property, of a previously approved two story single family dwelling of approximately 3,814 square feet with the first floor consisting of approximately 2,974 square feet, the second floor consisting of approximately 840 square feet and an attached garage of approximately 1014 square feet** . The following structures currently exist on the parcel and will be demolished: a single family dwelling of approximately 1,783 and 3 detached accessory structures also to be demolished. The proposed project will not require any grading. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho Lane** in the Montecito area, First Supervisorial District. (Robert Foley, architect, appearing)

**ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 4-0-2 (Maphis absent, Nulty & Eichelberger abstained) to grant conceptual review, preliminary/final approval of 10BAR-00000-00080.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member moved by Zilles, seconded by Palladini, and carried by a vote of 5 to 0 (Maphis & Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, June 21, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:15 P.M.