

# COUNTY OF SANTA BARBARA



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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of June 21, 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 Eichleberger		

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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:**

Bill Palladini  
Donald Nulty - Vice Chair  
Anthony Spann - Chair  
Sam Maphis  
Derrick Eichleberger  
Sharon Foster - MBAR Secretary  
Alice McCurdy - Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Michele Michaelson

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** 15

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENTS:** None.
- II. AGENDA STATUS REPORT:** No changes were made.
- III. MINUTES:** Zilles moved, seconded by Palladini and carried by a vote of 5-0 Michaelson, Maphis absent) to approve the Minutes of June 6, 2010 with amendments.
- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- VI. STAFF UPDATE:** None

**CONSENT AGENDA:**

- |      |                          |  |                      |
|------|--------------------------|--|----------------------|
| C-1. | <b>10BAR-00000-00018</b> | <b>Aviani Addition</b>                 | <b>555 Live Oaks</b> |
|      | 10LUP-00000-00036        | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A       |

Request of Dawn Sherry, agent for the owners, James & Lisa Aviani, to consider Case No. 10BAR-00000-00018 for **final approval on consent of a addition to an existing single family residence of approximately 502 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,766 square feet, a guesthouse of approximately 318 square feet attached to a garage of approximately 523 square feet and detached shed of approximately 68 square feet. The proposed project will not require grading. The property is a .59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-170-007, located at **555 Live Oaks** in the Montecito area, First Supervisorial District.  
(Continued from 2/22/10) (Dawn Sherry, appearing)

**ACTION: Palladini moved, seconded by Zilles and carried by a vote of 5-0 (Michaelson & Maphis absent) to grant final approval on consent of 10BAR-00000-00018.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE**

**STANDARD AGENDA:**

- |    |                          |  |                                  |
|----|--------------------------|--|----------------------------------|
| 1. | <b>10BAR-00000-00065</b> | <b>Sloan New<br/>Single Family Residence</b> | <b>2600 Sycamore Canyon Road</b> |
|    | 10LUP-00000-00169        | (Kimberley McCarthy, Planner 568-2005)       | Ridgeline: N/A                   |

Request of Jennifer Foster, agent for the owner, Scott Sloan, to consider Case No. 10BAR-00000-00065 for **final 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, 6/7/10) (Kevin Clark and Scott Sloan, appearing)

**Public Comments:**

1. Bente Millard

**MBAR Comments:**

1. **The use of two different materials for the retaining walls will help. There is a concern about visual impacts before screening is effective. The screening material should be a minimum of 5 gallon, and up to 15 gallon size.**
2. **Recommend incorporating vines into the railings.**
3. **The stone finish will look nice.**
4. **Immediate screening needs to be provided for the cantilevered area.**
5. **It would have helped to have more notes on the plans. For instance, it would be helpful to have a note on the plans indicating plant sizes.**

6. The project is being discussed for a third time because the project pushes the envelope and comes out of the ground 11 feet.

**ACTION:** Maphis moved, seconded by Palladini and carried by a vote of 6-0 (Michaelson absent) to grant final approval of 10BAR-00000-00065 with the following conditions:

1. The hedge material at the base of the wall at the end of the pool shall be 15 gallon toyon and coffeeberry.
2. On the southern property line, the hedge material should be pittosporum, toyon, and prunus, all 5 gallon minimum.
3. The plantings at the east end of the pool under the cantilevered balcony should include 15 gallon coffeeberry.

2.	<b>08BAR-00000-00017</b> 08LUP-00000-00369	<b>Bessolo SFD Addition, Cabana &amp; Garage</b> (Julie Harris, Planner, 568-3518)	<b>2040 Birnam Wood Drive</b> Ridgeline: N/A
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Request of Doug Lindfors, architect for the owners, John and Allegra Bessolo, to consider Case No. 08BAR-00000-00017 for **revised final approval of an approximately 965 square foot addition to an existing residence, an approximately 262 square foot garage addition and an approximately 295 square foot pergola over a 385 square foot pad, with outdoor fireplace. Approximately 230 square feet of the existing garage will be demolished.** 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 100 cubic yards of cut and 100 cubic yards of fill. 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 Linfors and Courtney Meritz, Choate Associates, appearing)

**MBAR Comments:**

1. Landscaping looks fine.

**ACTION:** Nulty moved, seconded by Palladini and carried by a vote of 6-0 (Michaelson absent) to grant revised final approval of 08BAR-00000-00017.

3.	<b>09BAR-00000-00210</b> 09LUP-00000-00545	<b>Hosmer Adobe Additions and New Barn</b> (Julie Harris, Planner 568-3518)	<b>461 San Ysidro Road</b> Ridgeline: N/A
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Request of Central Coast Real Estate, LLC, agent for the owners, 461 San Ysidro, LLC, to consider Case No.09BAR-00000-00210 for **preliminary approval of restoration and rehabilitation of the Hosmer Adobe including the following additions: approximately 432 square feet to the adobe residence, approximately 179 square feet to the water tower/lean to structure with reconstruction of the water tank on the tower roof, and approximately 69 square feet to the cottage, a new barn of approximately 2,182 square feet (1,644 square feet ground floor, 538 square foot hayloft ), and a new driveway 6 ft. high entry gate with 6 ft. tall wing walls and 6 ft. 8 inch gateposts and a new 5 ft. high fence along the San Ysidro frontage of black chain link with screening hedge.** The following structures currently exist on the parcel: Hosmer Adobe residence of 1,671 square feet, water tower/lean to structure of 525 square feet and cottage of 276 square feet. The proposed project will not require grading. The property is a 0.81-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-710-019, located at **461 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 1/25/10) (Clay Aurell, architect, and Chris Gilliland, landscape architect, appearing)

**Mr. Palladini stepped down on this item at the request of Mr. Aurell.**

**Public Comments:**

1. Kris Bergstrom, Montecito Union School
2. Bret Matthews, resident
3. John Woodward, Chair, HLAC
4. Sue Adams, HLAC and Pearl Chase Society

**MBAR comments:**

1. This is a great project; the MBAR comments address refinements.
2. There is not a clear need for the wrought iron fence to be 6 feet in height. Also, the fence comes right up to the fig tree. Consider having the fence sweep behind the fig tree.
3. The desire for privacy on the western side of the frontage along East Valley Road is understandable. However, having major vines on the fence in the central portion of the frontage would block views across the property. Using something deciduous on the fence such as wisteria would be a better choice.
4. Planting a vine along the fence defeats the purpose of allowing views across the property. It would be preferable not to have vines on the fence.
5. Consider using grapes to hide the fence.
6. The rural plant palette is very nice.
7. It is good to see that the barn has been pulled back from the setback.
8. The height of plants used for screening should be 4-5 feet and not higher, and should be designed to resemble a rambling hedge, something more natural in appearance and not requiring hard maintenance.
9. The first half of the frontage, going from south to north, should be open or should use only low plantings.
10. The view through the ficus tree should be as rural and open as possible.
11. The focus should be framing views into the property, rather than providing continuous views.
12. The landscaping should define and retain the public views, and leave the views of other areas filtered.
13. The stone wall and gated entrance is too citified, too ornate for the project. Needs to be more rural.
14. Provide a street elevation.

**ACTION:** Nulty moved, seconded by Maphis and carried by a vote of 4-0-1 (Michaelson absent, Palladini abstained) to grant preliminary approval of 09BAR-00000-00210 with the following conditions:

1. The landscaping plan shall be reviewed and approved by the Historic Landmarks Advisory Committee (HLAC).
2. The MBAR comments regarding visibility into the site from the sidewalk and street shall be taken into account.
3. The first half of street frontage from south to north should be more open and visible. Privacy screening of north half is fine.
4. The height of the hedge material shall be limited to 4-5 feet. The hedge shall be comprised of native plants which would not require trimming, and which would be natural in growth form.
5. The iron fence shall be constructed of solid stock material, shall have a weathered finish, and shall be a height acceptable to the HLAC.
6. The front auto and pedestrian gates shall be simplified.
7. The pilasters shall have no lights other than directional lights onto the columns but one light by the pedestrian gate is acceptable.
8. The wrought iron details on the auto and pedestrian gates shall be re-studied.

4.	<b>10BAR-00000-00044</b>	<b>Layden Pool Cabana and Covered Porch</b>	<b>830 Buena Vista Avenue</b>
	10LUP-00000-00044	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Benjamin Woodall, agent for the owners, Marjorie Layden, to consider Case No. 10BAR-00000-00044 for **further conceptual review /preliminary approval of an unpermitted pool cabana of approximately 720 square feet with attached covered porch of approximately 175 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,538 square feet, a guesthouse of approximately 631 square feet and swimming pool. The

proposed project will not require grading. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at **830 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 4/5/10) (Benjamin Woodall, appearing)

**MBAR Comments:**

1. This is an interior lot and is not very visible.
2. The project would be more compatible with the existing structure if it were board and batten.
3. It's always going to be a simple structure and that's ok.
4. The project would benefit from a gable roof centered over the structure.
5. The stucco surface is acceptable since there is so little material on the façade.
6. Would like to see an arborist's report.

**ACTION: Maphis moved, seconded by Palladini and carried by a vote of 5-0 (Michaelson & Echelberger absent,) to grant preliminary approval of 10BAR-00000-00044, with a suggestion that the roof slope match the main house, with a height not to exceed 16 feet.**

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

Request of Peter Becker architect for the owners, Peter Levine & Martha Blackwell, to consider Case No. 10BAR-00000-00079 for **further conceptual review/preliminary approval 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. (Continued from 6/7/10) (Peter Becker and Barry Kitrick, appearing)

**ACTION: Palladini moved, seconded by Nulty and carried by a vote of 5-0-1 (Michaelson absent, Echelberger abstained) to grant preliminary approval of 10BAR-00000-00079.**

6.	<b>Carter New Single Family Dwelling</b>	<b>1140 High Road</b>
	(No Planner Assigned)	Ridgeline: N/A

Request of Kyle Carter, owner, to consider Case No. 10BAR-00000-00032 for **conceptual review of a new two story single family residence with the first floor being approximately 2,972 square feet, the second floor being approximately 588 square feet and an attached garage of approximately 588 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Kyle Carter, owner, appearing)

**Public Comments:**

1. Paul Lucey
2. J' Amy Brown

**MBAR Comments:**

1. The building plan will need to relate to the existing historic features that are required to remain.
2. From the plans, the relationship of the proposed structure to the property is not clear. Story poles may be required.

3. **Style-wise, there are some conflicts between aspects of the building.**
4. **The single garage door would be improved by having two openings.**
5. **Architecturally, there are some thin profiles and mixed metaphors. The dropped balcony is awkward, as is the lack of fenestration on some walls.**
6. **A site visit and story poles will be required.**
7. **The project needs to be revised before it is resubmitted. Consider researching the work of George Washington Smith, whose designs incorporated simple lines and small perforations in white stucco walls. Consider double framed walls.**
8. **Study the historic gate; it contains nice simple elements that can be used in the project design.**

**Comments only. Project may return for preliminary approval after the Land Use Plan has been applied for and a planner has been assigned. (Michaelson & Maphis absent, Spann abstained)**

7.	<b>10BAR-00000-00088</b>	<b>Zacara LLC Remodel, Pool house, Guest house &amp; New Workshop</b>	<b>1127 Hill Rd</b>
	10CDP-00000-00041	(Kimberly McCarthy Planner 568-2005)	Ridgeline: N/A

Request of Robert Foley, agent for the owners, Zacara LLC, to consider Case No. 10BAR-00000-00088 for **conceptual review of a remodel of an existing pool house & guesthouse of approximately 800 square feet and a new detached workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 5,435 square feet, guesthouse and pool house of approximately 800 square feet. The proposed project will not require grading. The property is a 1. acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-036, located at **1127 Hill Road** in the Montecito area, First Supervisorial District. (Robert Foley, appearing)

**MBAR Comments:**

1. **The project is straightforward.**
2. **Need information to show that the proposed workshop will be adequately screened.**

**Comments only. Project may return for preliminary/final approval with the permission of the planner. (Nulty abstained & Maphis absent).**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Zilles, and carried by a vote of 5 to 0 (Michaelson & Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, July 12, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 6:00 P.M.