



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 24, 2007

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 Ketzal	David Villalobos - <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 3:00 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 Ketzal  
Donald Nulty           Vice Chair  
Anthony Spann       - Chair  
Sam Maphis  
Peter Edwards  
David Villalobos     - MBAR Secretary  
June Pujo            - Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

### STAFF PRESENT:

Dianne Black, Director, Development Services  
Dave Ward, Deputy Director, Development Review South  
Eric Gage, Planner, Development Review  
Nicole Mashore, Planner, Development Review  
J. Ritterbeck, Planner, Development Review  
Julie Harris, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 19

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Michaelson moved, seconded by Zilles and carried by a vote of 5 to 0 (Nulty, Ketzal absent) to adopt the following changes to the agenda:

Item No. 2 – McKinley SFD Addition (06BAR-00000-00008) – Continued to the MBAR meeting of October 22, 2007.

Item No. 3 – Oshinsky SFD (07BAR-00000-00065) – Continued to the MBAR meeting of October 22, 2007.

**III. MINUTES:** Nulty moved, seconded by Edwards and carried by a vote of 4 to 0 to 2 (Michaelson, Maphis abstained; Ketzal absent) to approve the Minutes of September 10, 2007.

**IV. MONTECITO CONSENT AGENDA:**

**C-1. 07BAR-00000-00172                      Geyer Single Family Dwelling Addition/Remodel                      2110 East Valley Road**  
07LUP-00000-00454 (Amy Trester, Planner 568-3116)                      Ridgeline: N/A

Request of Peter Becker, architect for the owners, Will and Maggie Geyer, to consider Case No. 07BAR-00000-00172 for **preliminary/final approval on consent of a kitchen addition of approximately 58 square feet and remodel of approximately 1,392 to the existing residence, new pergola of approximately 263 square feet, new site wall 6 feet 6 inches in height and 40 feet in length at master bath garden, and new stone paths.** The following structures currently exist on the parcel: residence of approximately 3,871 square feet with a detached 2-car garage of approximately 300 square feet, accessory building of approximately 534 square feet, and guesthouse of approximately 510 square feet. The proposed project will not require grading. The property is a 1.90 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-140-017, located at **2110 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07)

**ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 5 to 0 (Nulty, Ketzal absent) to grant preliminary and final approval on consent of 07BAR-00000-00172.**

**C-2. 05BAR-00000-00258                      Lufkin Footbridge                      135 Pomar Lane**  
05CDH-00000-00038 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A

Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for **final approval on consent of a four foot wide and approximately twenty-six foot long footbridge.** The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with an attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **007-322-002**, located at **135 Pomar Lane** in the Montecito area, First Supervisorial District (Continued from 11/21/05, 4/23/07, 7/16/07, and 8/27/07)

**ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 5 to 0 (Nulty, Ketzal absent) to grant final approval on consent of 07BAR-00000-00258.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Anthony Spann will be absent on October 8. Please let staff know if anyone else can't make it on the 8<sup>th</sup>.

**VI. STAFF UPDATE**

**STANDARD AGENDA:**

**DISCUSSION ITEM**

**1.                      Montecito BAR Meeting Location**

The Montecito Board of Architectural Review will consider permanently changing the location of regular Montecito BAR meetings from the Montecito Community Hall and Library to the Planning Commission Hearing Room at the County Administration Building. (Continued from 3/12/07) (Dianne Black appeared)

**MBAR COMMENT:**

- **Unanimous agreement in support of the change of location.** Michele Michaelson expressed a desire for greater flexibility in arrangements for MBAR site visits by either meeting at the site or at the MA office. MBAR agreed that staff should look at this.

**STAFF COMMENT:**

- **Dianne Black** - Staff only received one negative comment regarding the change in location from the Montecito Community Hall to the Planning Commission Hearing Room. Also commented that the PC Hearing Room location allows easier access to County staff and documents.

**PUBLIC COMMENT:**

- **William Jones** - Spoke in support of the location change.
- **Anthony Harbour (Montecito Association)** - Has no objection to the location change. In response to a question by Michele Michaelson, responded that there is still some confusion in the community between the Montecito Association project review process and County review and authority.

**FINAL APPROVAL**

- |    |   |                            |
|----|---|----------------------------|
| 2. | <b>McKinley Single<br/>Family Dwelling Addition</b> | <b>1520 Las Tunas Road</b> |
|    | <b>06BAR-00000-00008</b>                            |                            |
|    | 07LUP-00000-00156 (Errin Briggs, Planner 568-2047)  | Ridgeline: N/A             |

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **final approval of demolition of an existing 3,299 square foot residence and 1,118 square foot garage and construction of a new residence of approximately 5,758 (net) square feet with a detached 940 square foot garage and removal of an existing pool. The new residence would have a maximum height of approximately 31 feet. Also included in the proposal is a new pool, new driveway with motor court and associated retaining walls.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with a detached garage of approximately 1,118 square feet (to be demolished). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, 4/10/06, 6/18/07, and 8/13/07)

**ACTION:** Michaelson moved, seconded by Zilles, and carried by a vote of 5 to 0 (Nulty, Ketzler absent) to continue 06BAR-00000-00008 to the MBAR meeting of October 22, 2007. *See Agenda Status Report.*

- |    |   |                         |
|----|---|-------------------------|
| 3. | <b>Oshinsky Single Family Dwelling</b>            | <b>1129 Oriole Road</b> |
|    | <b>07BAR-00000-00065</b>                          |                         |
|    | 07CDP-00000-00043 (Amy Trester, Planner 568-3116) | Ridgeline: N/A          |

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **final approval of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 634 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, and 5/21/07)

**ACTION:** Michaelson moved, seconded by Zilles, and carried by a vote of 4 to 0 (Maphis recused; Nulty, Ketzal absent) to continue 07BAR-00000-00065 to the MBAR meeting of October 22, 2007. *See Agenda Status Report.*

**PRELIMINARY APPROVAL**

4. **07BAR-00000-00023 Pisker Single Family Dwelling Addition 1850 Jelinda Drive**  
07CDP-00000-00096 (Eric Gage, Planner 568-2002) 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 **preliminary/final approval of an addition of approximately 1,769 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, site walls and gates. The proposed project will require approximately 278 cubic yards of cut for foundation excavation, no fill. 278 cubic yards will be exported. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-017, located at **1850 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 2/26/07) (Alan McLeod appeared)

**ACTION:** Maphis moved, seconded by Nulty, and carried by a vote of 7 to 0 to grant preliminary and final approval of 07BAR-00000-00023.

**CONDITIONS:**

- Landscape needs to be a completed design and project needs assurance that the landscaping is completed
- Project landscaping to be consistent with Ennisbrook Board letter.
- Consider planting more olives in a design that appears as a naturalized slope.
- Leave color board on job site.

**MBAR COMMENT:**

- The front slope landscape appears bare. MBAR agrees with the Ennisbrook Board letter.

5. **07BAR-00000-00182 Nadel Single Family Dwelling Addition 1127 Hill Road**  
07CDH-00000-00018 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00182 for **preliminary/final approval of the demolition of a 236 square foot covered patio and construction of a new 544 square foot covered patio, for a net increase of approximately 308 square feet to the existing residence.** The following structures currently exist on the parcel: a single-family residence of approximately 4,196 square feet (net) with an attached garage of approximately 777 square feet, a guesthouse of approximately 768 square feet, and pool house of approximately 798 square feet. The proposed project will not require grading or tree removal. The property is a 1.0 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. (Continued from 7/16/07) (John Watson appeared)

**ACTION:** Edwards moved, seconded by Michaelson, and carried by a vote of 7 to 0 to grant preliminary and final approval of 07BAR-00000-00182.

**6.      07BAR-00000-00038                      Hedrick Single Family                      302 Ennisbrook Drive**  
**Dwelling and Cabana**  
07LUP-00000-00204 (J. Ritterbeck, Planner 568-3509)                      Ridgeline: Urban

Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **preliminary/final approval of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 950 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 3/26/07) (Will Graham, Chuck McClure appeared).

**ACTION:      Maphis moved, seconded by Ketzel, and carried by a vote of 6 to 0 (Nulty recused) to grant preliminary approval of 07BAR-00000-00038. Applicant may return for final.**

**CONDITIONS:**

- **Restudy location of guest parking.**
- **Bring grading and drainage to more completion.**
- **Bring landscape plan to next level and match design.**

**MBAR COMMENTS:**

- **Consider using driveway design to slow down drainage. SW corner could benefit by a bioswale. Grading/Drainage plan needs refinement.**
- **Study NW and SW areas to screen parking. MBAR does not support guest parking location.**
- **Front entry door appears somewhat too small in scale.**
- **Architecture looks good.**

**7.      07BAR-00000-00129                      Largura Single Family                      2480 Bella Vista Drive**  
**Dwelling and Guesthouse**  
07LUP-00000-00336 (Nicole Mashore, Planner 884-8068)                      Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **preliminary approval of a new residence of approximately 3,985 square feet with basement of approximately 1,854 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,445 cubic yards of cut and approximately 1,182 cubic yards of fill. Approximately 27,000 square feet of vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07, 6/18/07, 7/02/07, and 7/30/07) (Bob Easton, Laurel Brady, Bendy White, Brian Felix appeared)

**ACTION:      Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis recused) to grant preliminary approval of 07BAR-00000-00129. Applicant may return for final.**

**CONDITIONS:**

- **Restudy NW arbor.**
- **Provide lighting plan.**

- Use non-reflective roofing materials

**MBAR COMMENTS:**

- See MBAR project findings checklist:
  - Findings 1-5 and 7-8 OK.
  - Finding 6 (*Site layout, orientation and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03)*) - Prefers layout that does not encourage cars to park in front of the project. MBAR does not see this project as precedent setting.
  - Finding 9 (*Signs including their lighting are well designed and will be appropriate in size and location*) - Needs lighting plan.
  - Finding 10 (*The proposed development will be consistent with the Montecito Architectural Guidelines and Development Standards*) - Restudy NW arbor-consider vines on wall instead. Cut outriggers, use non-reflective roofing material.

**PUBLIC COMMENT:**

- **Kate Gura** - Infinity pool will be too visible.
- **David Goldman** - Applicant has done a good job of toning it down. Questioned the grading quantities. Bob Easton answered that boulders removed from soil will be cut on site and reused to the extent possible for veneer.
- **Jon Gura**: House should be set back to guesthouse location.
- **Kay Peterson** - Referenced comments from past letters. Many of the public are unavailable today. Design has come a long way. Story poles give a less positive view than the model. Set the house back to the guesthouse location. Project is still too tall. Infinity pool should not be hanging off the hillside. House is too big for the pad.
- **David Peterson** - Agrees with wife's comments. Trellises help. Project looks overwhelming from the Bella Vista trail. Can't screen out view of the infinity pool.
- **Don Hughes** - Supports the project.
- **Anthony Harbour (Montecito Association)** - Project still doesn't comply with the Hillside Guidelines. A 300 square foot reduction is not "smaller." Project is on top of, not built into the site.
- **Kathy Freston (letter)** – Concerned about size and scope of proposed development in small building area, and placement of the house far out on the ridge line.

**CONCEPTUAL REVIEW**

8. **07BAR-00000-00210 Casa Dorinda Additions 300 Hot Springs Road**  
07AMD-00000-00002 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Jennifer Downing, Phillips Metsch Sweeney Moore Architects, architect for the owner, Casa Dorinda Retirement Residence, to consider Case No. 07BAR-00000-00210 for **conceptual review of new carports of approximately 4,070 square feet, dining room addition of approximately 202 square feet, PCU and PCU Annex addition of approximately 1,946 square feet.** The following structures currently exist on the parcel: retirement residential campus consisting of approximately 230,466 square feet of structures. The proposed project will not require grading. The property is a 48.35 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 009-007-057, located at **300 Hot Springs Road** in the Montecito area, First Supervisorial District. (Jennifer Downing, Christine Stor? appeared)

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

**MBAR COMMENTS:**

- **Additions are minor**
- **Reconsider the door swing on the “blind” doors.**
- **Match existing details.**
- **Consider foundation design that preserves the trees (e.g., piers)**
- **Add screening to fences/carports near property lines. These areas need a landscaping condition.**
- **Review assumes no new lighting.**

**PUBLIC COMMENT:**

- **William Jones** - Existing storm water issues should be resolved. Project should not increase storm water problems.
- **Dr. James Barabella** - Oak Creek runs through property

**9.      07BAR-00000-00214                                  Coleman Guesthouse                                  881 San Ysidro Lane**  
**07LUP-00000-00590 (Lisa Martin, Planner 568-2032)                                  Ridgeline: N/A**

Request of Syndi Souter, agent for the owners, Tom and Polly Coleman, to consider Case No. 07BAR-00000-00214 for **conceptual review of a guesthouse of approximately 800 square feet**. The following structures currently exist on the parcel: residence of approximately 8,552 square feet with an attached 2-car garage of approximately 725 square feet and a detached 4-car garage 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 011-110-054, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Syndi Souter appeared)

**Project received conceptual review only. No action taken. Spann recused from discussion of this item. Applicant may return for preliminary/final on consent. The following comments were made:**

**MBAR COMMENTS:**

- **Study landscaping. Conceal structure with landscaping, e.g. at least two or more rows of orchard trees.**
- **Show orchard on landscape plan.**

**10.      07BAR-00000-00219                                  Limonick Single Family Dwelling**  
**07LUP-00000-00573 (Lisa Martin, Planner 568-2032)                                  Addition/Accessory Building Conversion                                  615 El Bosque Road**  
**07LUP-00000-00573 (Lisa Martin, Planner 568-2032)                                  Ridgeline: N/A**

Request of Eric Swenumson, agent for the owner, Daveena Limonick, to consider Case No. 07BAR-00000-00219 for **conceptual review and preliminary approval of a one-story addition of approximately 226 square feet to connect residence with existing accessory building, and conversion of accessory building to master bedroom**. The following structures currently exist on the parcel: residence of approximately 1,910 square feet with a detached garage of approximately 420 square feet and accessory building of approximately 830 square feet. The proposed project will require less than five cubic yards of grading. The property is a 0.69 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 011-210-016, located at **615 El Bosque Road** in the Montecito area, First Supervisorial District. (Eric Swenumson, Daveena Limonick appeared)

**ACTION:** Ketzler moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00219. Applicant may return for final on consent.

**11. 07BAR-00000-00102          Busch Addition/Remodel/Garage          165 Middle Road**  
07CDP-00000-00046 (J. Ritterbeck, Planner 568-3509)          Ridgeline: N/A

Request of Peter Becker, architect for the owners, Kim and Andy Busch, to consider Case No. 07BAR-00000-00102 for **conceptual review of a conversion of the existing garage to playroom/basement of approximately 442 square feet, new two-story accessory structure consisting of a first floor detached garage of approximately 800 square feet with hobby room with half bath of approximately 800 square feet, and new tennis court.** The following structures currently exist on the parcel: residence of approximately 5,958 square feet with a basement of approximately 1,339 square feet and an attached garage of approximately 866 square feet. The proposed project will require approximately 630 cubic yards of cut and approximately 630 cubic yards of fill. The property is a 1.8 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-164-001, located at **165 Middle Road** in the Montecito area, First Supervisorial District. (Continued from 5/21/07) (Peter Becker appeared)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final. The following comment was made:**

**MBAR COMMENTS:**

- Reinforce screening from Middle Road. Supplement if existing trees create holes in the screening.
- No night lighting is proposed for the tennis court.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 8, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 6:19 P.M.