



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 28, 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 Ketzal	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	Alice McCurdy	- <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  
Anthony Spann - Chair  
Sam Maphis  
Peter Edwards  
Sharon Foster - MBAR Secretary  
Alice McCurdy - Supervising Planner

### COMMITTEE MEMBERS ABSENT:

Donald Nulty - Vice Chair

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** 10

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

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

**III. MINUTES:** Edwards moved, seconded by Zilles and carried by a vote of 4-0-1 to (Nulty and Maphis absent, Michaels abstained) approve the Minutes of September 14, 2009.

**C-1. 09BAR-00000-00137 Reyner Addition & New Detached Garage 790 Buena Vista Drive**  
09LUP-00000-00354 (Lisa Martin, Planner- 568-2032) Ridgeline: N/A

Request of Talbot Taylor, architect for the owners, Bill & Susan Reyner, to consider Case No. 09BAR-00000-00137 for **preliminary/final approval on consent of an addition to a single family dwelling of approximately 753 square feet and a new detached garage of approximately 733 square feet.** The following structure currently exists on the parcel: a 2 story single family dwelling with the first floor consisting of approximately 1,437 square feet and the second floor consisting of approximately 1,194 square feet totaling 2,631 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-032, located at **790 Buena Vista Drive** in the Montecito area, First Supervisorial District. (Continued 9/14/09)

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5-0 (Nulty & Maphis absent) to grant preliminary approval and final approval on consent of 09BAR-00000-003547, with the condition to have construction parking on site.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Don Nulty will be absent.**

**VI. STAFF UPDATE: The County Planning Commission will not be meeting for the next 3 weeks.**

**STANDARD AGENDA:**

<p><b>The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</b></p>
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**PRELIMINARY APPROVAL**

<b>1. 08BAR-000000-00258</b>	<b>Abulafia Family</b>	<b>1132 Channel Drive</b>
08CDH-00000-00039	<b>New Pool and Cabana</b> (Julie Harris, Planner 568-3518)	Ridgeline: N/A

Request of J. Martin Loge, agent for the owner, Hayim Abulafia, to consider Case No. 08BAR-00000-00258 for a **preliminary/final approval of a new cabana of approximately 787 square feet and a new pool of approximately 440 square feet and a pool equipment enclosure of approximately 35 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,400 square feet and attached garage of approximately 438 square feet. The proposed project will require 98 cubic feet of cut for the pool. The property is a 0.41 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-014, located at **1132 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 1/26/09)

**Public Comment:**  
Patsy Stadelman

**MBAR Comment:**  
**The hedge should be maintained at no taller than 16 feet.**

**ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 5-0 (Nulty & Maphis absent) to grant preliminary and final approval of 08BAR-00000-00258.**

## CONCEPTUAL REVIEW

### **Case Study Properties (Formerly Hefner Addition and Remodel of**

2. **09BAR-00000-00109 Dwelling, Cabana, and New Garage 628 Romero Canyon Road**  
09LUP-00000-00306 (Brian Banks, Planner 568-355) Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 09BAR-00000-00109 for **further conceptual review of a remodel and addition of approximately 2,471 square feet to the existing single family dwelling, a remodel/change of use and addition of approximately 99 square feet to the existing accessory structure, and new detached garage of approximately 727 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,395 square feet (513 square feet to be demolished), an accessory structure of approximately 727 square feet (52 square feet to be demolished) and a garage of approximately 418 square feet (to be demolished). The proposed project will require 978 cut. The property is a .97acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/27/09, 9/14/09)

#### **MBAR Comments:**

1. **Looks like a nice project.**
2. **Need to show details of eaves etc. after High Fire Hazard Area requirements have been incorporated into the project.**
3. **Uplighting on every tree is too much. It would be acceptable to have uplighting of 25 watts or less on up to two oak trees, as long as the uplighting is located in an area from which it would not wash over to a neighboring property.**

**Project received conceptual review only. (Nulty absent) No action taken. Project accepted for preliminary approval.**

3. **09BAR-00000-00141 King Single Family Dwelling Addition & Garage 2200 Sycamore Canyon Road**  
09LUP-00000-00361 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Terry Lynn, agent for the owners, Thadius & Terri King, to consider Case No. 09BAR-00000-00141 for **conceptual review of a second floor addition to the existing single family dwelling of approximately 810 square feet and conversion of the permitted carport into a garage.** The following structures currently exist on the parcel: a single family residence of approximately 2,836 square feet, a carport of approximately 690 square feet and a garage of approximately 400 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at **2200 Sycamore** in the Montecito area, First Supervisorial District.

#### **Public Comments:**

David Fee  
Paul Gunderson  
Issac Romero

#### **MBAR Comments:**

1. **A MBAR site visit is needed after an accurate survey is obtained.**
2. **Although the building is centrally located on the lot, it is exposed to the neighbors.**
3. **The applicant should look for ways to make the building look smaller and lower.**

4. **The single sloping roof makes the structure look taller.**
5. **The aspect of the building with a retaining wall, two stories, and a roof is a problem.**
6. **The building looks huge; its visual appearance is very different from that of the original building.**

**Project received conceptual review only. (Nulty absent, Ketzal recused himself) No action taken. Project to return for further conceptual review. Site visit and story poles requested by MBAR.**

4.	09BAR-00000-00146	<b>Lurie Single Family</b> Dwelling Remodel	1373 School House Road
	09LUP-00000-00368	(Lisa Martin, Planner 568-2032)	Ridgeline: Urban

Request of William Wolf, architect for the owner, Jesse Lurie, to consider Case No. 09BAR-00000-00146 for **conceptual review of additions to an existing single family dwelling of approximately 680 square feet, including a conversion of an existing 2 car attached garage to habitable space and construction of a new carport of approximately 382 square feet and trellis structure of approximately 280 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3735 square feet and attached garage of approximately 548 square feet. The proposed project will require approximately 7 cubic yards of cut and approximately 7 cubic yards of fill. The property is a 1.09 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-031, located at **1373 School House Road** in the Montecito area, First Supervisorial District.

**MBAR Comment:**

1. **The project looks good.**

**Project received conceptual review only. (Nulty absent) No action taken. Project can return for preliminary/final on consent.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzal moved, seconded by Maphis, and carried by a vote of 6 to 0 (Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 12, 2009, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:22 P.M.