

# COUNTY OF SANTA BARBARA



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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 8, 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 Vice-Chair, Don Nulty, at 3:10 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  
Sam Maphis  
Peter Edwards  
David Villalobos                - MBAR Secretary  
June Pujo                         - Supervising Planner  
Julie Harris                      - Planner III

**COMMITTEE MEMBERS ABSENT:** Anthony Spann

### STAFF PRESENT:

Eric Gage, Planner, Development Review South  
J. Ritterbeck, Planner, Development Review South  
Selena Buoni, Planner, Development Review South  
Sarah Clark, Planner, Development Review South  
Sharon Foster, Board Assistant Specialist

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 12

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENT:** None.

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

Item No C-1 – Limonick SFD Addition (07BAR-00000-00219) – Continued to MBAR meeting of October 22, 2007.

Item No 11 – Davis SFD Addition (07BAR-00000-00163) – Dropped from the Standard Agenda.



**MBAR COMMENT:**

- **Great project.**

2. **Halstead LLC Single Family Dwelling and Cabana 1398 Oak Creek Canyon Road (Lot 7)**  
**07BAR-00000-00049** **07LUP-00000-00280** (Selena Buoni, Planner 568-2910) **Ridgeline: Rural**

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **final approval of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, cabana of approximately 317 square feet, pool, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 5,681 cubic yards of cut and approximately 546 cubic yards of fill. Five oak trees are proposed to be removed, and eight others will be impacted by the driveway. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 7/16/07, and 8/13/07) (Robert Foley, Chuck McClure appeared)

**ACTION:** Edwards moved, seconded by Zilles, and carried by a vote of 4 to 0 (Nulty and Ketzler recused; Spann absent) to grant revised preliminary approval of **07BAR-00000-00049**. Applicant may return for final.

**MBAR COMMENTS:**

- **Likes the colors and materials.**
- **Likes the change in architecture elements.**
- **Return with lighting plan and landscape planting sizes.**

**PRELIMINARY APPROVAL**

3. **Marshall Single Family Dwelling Demo/Rebuild, Guesthouse Addition, Tool Shed Remodel and Modification 846 Lilac Drive**  
**07BAR-00000-00195** **07LUP-00000-00525** (J. Ritterbeck, Planner 568-3509) **Ridgeline: Urban**  
**07MOD-00000-00008**

Request of Christopher Manson-Hing, architect for the owners, Siri and Robert Marshall, to consider Case No. 07BAR-00000-00195 for **preliminary approval of the demolition of the existing residence of approximately 3,037 square feet and attached 2-car garage of approximately 448 square feet, construction of a new residence of approximately 3,683 square feet with a basement of approximately 2,135 square feet and a new detached garage of approximately 571 (gross) square feet, the demolition of the existing guesthouse of approximately 733 (gross) square feet and construction of a new guesthouse of approximately 800 (gross) square feet, the interior remodel, roof change, and change in use of the existing tool shed to a gymnasium of approximately 175 square feet, and for a modification to allow the proposed gym to encroach 16 feet into the required front setback of 50 feet from road centerline.** The following structures currently exist on the parcel: residence of approximately 3,037 square feet with an attached garage of approximately 448 square feet and basement of approximately 226 square feet, guesthouse of approximately 733 square feet, and tool shed of approximately 180 square feet. The proposed project will require approximately 1,350 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 2.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-020, located at **846 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 8/27/07)

**ACTION:** Zilles moved, seconded by Maphis, and carried by a vote of 6 to 0 (Spann absent) to continue 07BAR-00000-00195 to the MBAR meeting of November 5, 2007 to restudy the garage location to determine if it can be relocated outside the side setback and still resolve the drainage. Ok with the Modification to existing accessory structure to maintain its current location in the front setback as the structure is not visible.

**MBAR COMMENTS:**

- Prefer to see the garage located outside of setback if drainage issues can still be resolved.
- Show a construction parking plan that demonstrates how many construction vehicles can be accommodated on site.
- Good Choice of plants in northeast corner.
- Delay of timing of construction is not within MBAR's purview.

**PUBLIC COMMENT:**

- **Deanna Wassom** – Opposed. Concerned with any off-site construction vehicle parking on Lilac, Mariposa and Knollwood.
- **Derek Westen (for Winstons on east)** – Major concern - encroachment of garage into setback. Air, light, space between properties. Construction parking. Minor issue – does not want to see more drainage onto Winston's lot.

**CONCEPTUAL REVIEW**

	<b>Birnam Wood Golf</b>	
<b>4. 07BAR-00000-00227</b>	<b>Club Additions/Remodel</b>	<b>2031 Packing House Road</b>
(no planner assigned)		Ridgeline: N/A

Request of Thiep Cung, architect for the owner, Birnam Wood Golf Club, to consider Case No. 07BAR-00000-00227 for conceptual review of a new storage building of approximately 472 square feet, new tennis shop of approximately 270 square feet, demolition of housekeeping building of approximately 282 square feet, addition of approximately 168 square feet and interior remodel of approximately 311 to existing pro shop, and addition of approximately 1,002 square feet and interior remodel of approximately 6,219 square feet to the existing clubhouse. The following structures currently exist on the parcels: clubhouse of approximately 27,795 square feet with basement of approximately 19,107 square feet and attic storage of approximately 3,148 square feet, cottages of approximately 4,168 square feet, pro shop of approximately 1,235 square feet (1,303 square feet approved), housekeeping building of approximately 282 square feet, and housekeeping office of approximately 260 square feet. The proposed project will require approximately 282 cubic yards of cut and approximately 310 cubic yards of fill. The property is 5.64 acres zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-390-036 and 007-390-007, located at **2031 Packing House Road** in the Montecito area, First Supervisorial District. (Thiep Cung, Michael K. Brown appeared)

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

**MBAR COMMENTS:**

- Consider making new chimney taller, a nice stone visual element.
- Looks good.

5. **07BAR-00000-00237** **Feldman Single Family Dwelling Addition and Garage** **661 Park Lane**  
(no planner assigned) Ridgeline: N/A

Request of Thiep Cung, architect for the owner, Janice Feldman, to consider Case No. 07BAR-00000-00237 for **conceptual review of an addition of approximately 1,622 square feet to the existing residence, new attached garage of approximately 600 square feet, and enclosed patio of approximately 683 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 2,287 square feet, guesthouse of approximately 691 square feet, shack of approximately 135 square feet, and carport of approximately 520 square feet (to be demolished). The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-063, located at **661 Park Lane** in the Montecito area, First Supervisorial District. (Thiep Cung appeared)

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

**MBAR COMMENTS:**

- **Can support 166 square feet over the recommended maximum floor area as it is small and not very visible. Lot is lower than adjacent lot to north.**
- **Provide a photo simulation of the view of proposed house, second story addition from street looking up driveway.**
- **Show a site plan with footprint of development on adjacent lot to north.**
- **Show what garage doors will look like.**
- **Show existing/proposed landscape screening along north property line.**

6. **07BAR-00000-00245** **Zacara Pavilion, Pergola, Generator Enclosure** **1104 Channel Drive**  
07CDH-00000-00029 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Everett Woody, agent for the owner, Zacara LLC., to consider Case No. 07BAR-00000-00245 for **conceptual review of a new pavilion of approximately 500 square feet, pergola of approximately 230 square feet, and backup generator enclosure.** The following structures currently exist on the parcel: residence of approximately 4,445 square feet with an attached 3-car garage of approximately 800 square feet, attached residential second unit of approximately 750 square feet, and cabana of approximately 580 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-037, located at **1104 Channel Drive** in the Montecito area, First Supervisorial District.

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

**MBAR COMMENTS:**

- **Project looks discreet.**
- **Show landscape screening and how it ties in with previously approved landscape. Study screening on that corner but do not extend the bamboo.**

7. **07BAR-00000-00247** **Smith Remodel, Trellis, Pavilion, and Fireplace** **1215 Mesa Road**

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07CDP-00000-00104 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00247 for **conceptual review of an exterior remodel, trellis of approximately 600 square feet, pavilion of approximately 196 square feet, and outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 2,432 with an attached garage of approximately 417 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-004, located at **1215 Mesa Road** in the Montecito area, First Supervisorial District. (Julie Banks appeared)

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

**MBAR COMMENTS:**

- **Show any new lights, hooded, directed down and into property.**
- **Nice colors.**

8. **07BAR-00000-00240 Laguna Blanca Shade Structure 260 San Ysidro Road**  
07SCD-00000-00033 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A  
07LUP-00000-00633

Request of Syndi Souter, agent for the owner, Harber Family Trust 11/11/00, to consider Case No. 07BAR-00000-00240 for **conceptual review and preliminary/final approval of a new shade structure of approximately 990 square feet.** The following structures currently exist on the parcel: main building of approximately 2,446 square feet, classroom building of approximately 2,959 square feet, music room of approximately 407 square feet, science lab of approximately 544 square feet, art rooms of approximately 448 square feet, and sheds of approximately 350 square feet. The proposed project will not require grading. The property is a 1.95 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-140-032, located at **260 San Ysidro Road** in the Montecito area, First Supervisorial District. (Syndi Souter, Jim LeCron appeared)

**ACTION: Maphis moved, seconded by Ketzal, and carried by a vote of 6 to 0 (Spann absent) to grant preliminary and final approval of 07BAR-00000-00240.**

9. **06BAR-00000-00186 Cheema Single Family Dwelling 1520 San Leandro Lane**  
06CDP-00000-00087 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Dale Pekarek, architect for the owners, Gautam Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **further conceptual review of a new residence of approximately 2,785 square feet with an attached garage of approximately 453 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 0.86-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/21/06) (Dale Pekarek, Guatam Pai appeared)

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

**MBAR COMMENTS:**

- **Restudy shape of porch. Porch needs to be broad.**
- **Restudy columns details.**
- **Work on streetscape. Develop landscaping and screening in depth.**
- **Concern with blocking parking area.**
- **Story poles (4 corners and ridgeline) required prior to next meeting.**

**10.      07BAR-00000-00173      Bissell Single Family Dwelling, Garage, Cabana      1119 Alston Road**  
07LUP-00000-00455 (Sarah Clark, Planner 568-2059)      Ridgeline: N/A

Request of Glen Deisler, Harrison Design Associates, architect for the owner, Joseph Bissell, to consider Case No. 07BAR-00000-00173 for **further conceptual review and preliminary approval of a new two-story residence of approximately 5,490 square feet with an attached 3-car garage of approximately 798 square feet, cabana of approximately 800 square feet, garden structure of approximately 93 square feet, covered terrace of approximately 807 square feet, site and retaining walls, and entry gate six feet in height with pillars seven feet in height.** The lot is currently vacant. The proposed project will require no cut and approximately 250 cubic yards of fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-101-011, located at **1119 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07) (Glen Deisler, Joseph Bissell, Josh Monroy appeared)

**ACTION:      Ketzler moved, seconded by Edwards, and carried by a vote of 4 to 1 (Michaelson no; Maphis recused; Spann absent) to grant preliminary approval of 07BAR-00000-00173. Applicant may return for final.**

**MBAR COMMENTS:**

- **Site visit was conducted earlier in the day.**
- **Reduce ceiling heights of first or second story.**
- **Condition landscape to show height of hedges.**

**11.      07BAR-00000-00163      Davis Single Family Dwelling      Unassigned Romero Canyon Road**  
07LUP-00000-00662 (Jim Heaton, Planner 568-2516)      Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **further conceptual review of a new two-story residence of approximately 2,799 square feet with an attached garage of approximately 731 square feet and basement of approximately 1,689 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07 and 7/16/07)

**ACTION:      Ketzler moved, seconded by Maphis, and carried by a vote of 5 to 0 (Spann and Edwards absent) to drop 07BAR-00000-00163 from the Standard Agenda. See Agenda Status Report.**

**12.      07BAR-00000-00252      Music Academy of the West Phase 2 Addition/Remodel      1070 The Fairway**  
(no planner assigned)      Ridgeline: N/A

Request of Thomas Bollay, architect for the owner, The Music Academy of the West, to consider Case No. 07BAR-00000-00252 for **conceptual review of a partial demolition of approximately 2,352 square feet, remodel of approximately 1,536 square feet, basement addition of approximately 4,616, and first floor addition of approximately 4,753 to the existing administration building.** The following structures currently exist on the parcel: recital hall building of approximately 11,340 square feet, administration building of approximately

14,980 square feet, residence building of approximately 1,270 square feet, two retail buildings of approximately 2,540 total square feet, and four practice studio buildings of approximately 14,240 total square feet. The proposed project will require approximately 2,090 cubic yards of cut, approximately 152 cubic yards of fill, and approximately 1,938 cubic yards of export. The property consists of 9.04 total acres zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-029 and -030 and, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. (Tom Bollay appeared)

**Project received conceptual review only. No action taken. The following comments were made:**

**MBAR COMMENTS:**

- **Watch oak adjacent to walkway.**
- **Planner to decide whether project to be rescheduled for further conceptual or preliminary.**

**PUBLIC COMMENT:**

- **Pat Gebhardt - Supports project.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Michaelson, and carried by a vote of 6 to 0 (Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 22, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 7:02 P.M.