



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 5, 2007**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzel	Jason Moore	- <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 3:02 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Anthony Spann - Chair  
Marsha Zilles  
Michele Michaelson  
Raymond Ketzel  
Donald Nulty - Vice Chair  
Sam Maphis  
Peter Edwards  
Jason Moore - MBAR Secretary  
June Pujo - Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

**STAFF PRESENT:**

Sarah Clark, Planner, Development Review South  
David Villalobos, Board Assistant Supervisor

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 16.

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** A letter from Don Sipple was read into the record.
- II. AGENDA STATUS REPORT:** Michaelson moved, seconded by Zilles and carried by a vote of 4 to 0 (Spann recused; Maphis and Nulty absent) to adopt the following changes to the agenda:  
  
Item No. 1 – Bissell SFD (07BAR-00000-00173) – Continued to MBAR meeting of November 19, 2007.  
Item No. 3 – Smith Remodel (07BAR-00000-00247) – Continued to MBAR meeting of November 19, 2007.
- III. MINUTES:** Zilles moved, seconded by Ketzel and carried by a vote of 5-0 (Maphis and Nulty absent) to approve the MBAR Minutes of October 22, 2007.
- IV. MONTECITO CONSENT AGENDA:**

**C-1. 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 **preliminary/final approval on consent 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. (Continued from 9/24/07.)

**ACTION: Michaelson moved, seconded by Nulty, and carried by a vote of 5-0-1 (Spann abstained) to grant preliminary/final approval on consent of 07BAR-00000-00214.**

**C-2. 07BAR-00000-00168 Appleton Single Family Dwelling Additions 667 Romero Canyon Road**  
07LUP-00000-00475 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Loren Solin, architect for the owner, Lee Appleton, to consider Case No. 07BAR-00000-00168 for **preliminary/final approval on consent as-built additions of approximately 450 square feet, and new additions of approximately 329 gross (309 net) square feet to the existing residence, including a covered entry addition of approximately 85 square feet, master bath and closet addition of approximately 105 square feet, and kitchen/dining/laundry remodel with addition of approximately 139 square feet. Reconfiguration and repaving of the existing driveway is also proposed.** The following structures currently exist on the parcel: residence of approximately 1,407 square feet with a detached garage of approximately 375 square feet and a detached workroom of approximately 439 square feet. The proposed project will not require grading. The property is a 0.53 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-003, located at **667 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/16/07.)

**ACTION: Michaelson moved, seconded by Nulty, and carried by a vote of 5-0-1 (Spann abstained) to grant preliminary/final approval on consent of 07BAR-00000-00168.**

**C-3. 07BAR-00000-00219 Limonick Single Family Dwelling 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 **final approval on consent 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. (Continued from 9/24/07, 10/08/07 and 10/22/07.)

**ACTION:** Michaelson moved, seconded by Nulty, and carried by a vote of 5-0-1 (Spann abstained) to grant final approval on consent of 07BAR-00000-00219.

V. **MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE:** Westmont is tentatively set for 12/03/07. Miramar may be returning to MBAR in December. MBAR prefers that Westmont and Miramar be scheduled for different days. MBAR also requests sets of plans in advance of meetings from these projects.

**STANDARD AGENDA:**

**FINAL APPROVAL**

1.		<b>Bissell Single Family</b>	
	<b>07BAR-00000-00173</b>	<b>Dwelling, Garage, Cabana</b>	<b>1119 Alston Road</b>
	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 **final 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 769 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 and 10/08/07.)

**ACTION:** Michaelson moved, seconded by Zilles and carried by a vote of 4-0 (with Spann recused and Maphis and Nulty absent) to continue 07BAR-00000-00173 to the MBAR meeting of November 19, 2007. *See Agenda Status Report.*

2.		<b>Halstead LLC Single Family</b>	
	<b>07BAR-00000-00049</b>	<b>Dwelling and Cabana</b>	<b>1398 Oak Creek Canyon Road (Lot 7)</b>
	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 the construction of approximately 6,588 square foot single-family residence (including an approximately 2,707 square foot basement), with an approximately 678 square foot attached garage and an approximately 162 square foot mechanical room, an approximately 588 square foot guest house, and a new pool.** Seven oak trees are proposed for removal, and six additional oaks are impacted by the driveway. Forty 1-gallon oaks and forty 5-gallon oaks are to be planted, as well as the mitigation oak trees that were previously planted within the subdivision for 14 trees that were anticipated to be removed during development of this parcel. The lot is currently vacant. The proposed project will require approximately 5,681 cubic yards of cut and approximately 546 cubic yards of fill. 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 10/08/07.) (Robert Foley and Chuck McClure appeared.)

**ACTION:** Maphis moved, seconded by Michaelson, and carried by a vote of 5-0 (Ketzell and Nulty recused) to grant final approval of 07BAR-00000-00049.

**MBAR COMMENTS:**

- **The applicant is to increase tree size to 24” box on the south and west side nearest the house.**
- **Lighting is okay; project does not propose uplighting.**

**PRELIMINARY APPROVAL**

- |                          |  |                       |
|--------------------------|--|-----------------------|
| <b>3.</b>                | <b>Smith Remodel, Trellis,<br/>Pavilion, and Fireplace</b> | <b>1215 Mesa Road</b> |
| <b>07BAR-00000-00247</b> | (Amy Trester, Planner 568-3116)                            | Ridgeline: N/A        |
| <b>07CDP-00000-00104</b> |  |                       |

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00247 for **preliminary/final approval 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. (Continued from 10/08/07.)

**ACTION:** Michaelson moved, seconded by Zilles and carried by a vote of 4-0 (Spann recused and Maphis and Nulty absent) to continue 07BAR-00000-00247 to the MBAR meeting of November 19, 2007. *See Agenda Status Report.*

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|--------------------------|--|------------------------|
| <b>4.</b>                | <b>Marshall Single Family Dwelling<br/>Demo/Rebuild, Guesthouse Addition,<br/>Tool Shed Remodel and Modification</b> | <b>846 Lilac Drive</b> |
| <b>07BAR-00000-00195</b> | (J. Ritterbeck, Planner 568-3509)  | Ridgeline: Urban       |
| <b>07LUP-00000-00525</b> |  |                        |
| <b>07MOD-00000-00008</b> |  |                        |

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 and 10/08/07.) (Christopher Manson-Hing, Mary Carrol and Donald Ramsey appeared.)

**ACTION:** Michaelson moved, seconded by Edwards and carried by a vote of 5-2 (Nulty and Zilles opposed) to grant preliminary approval of 07BAR-00000-00195. Applicant may return for final.

**MBAR COMMENT:**

- **Modification request was unanimously approved for the proposed gym encroachment into the front setback.**

**PUBLIC COMMENT:**

- **Kathleen Weinheimer** (Speaking for Derek Westin and representing the Winston neighbors) – Concerned with location of garage.
- **Bill Palladini** (Montecito Association) – Requests conformity with ordinance.
- **Jim McClintock** – Concerned with location of garage.

5. **04BAR-00000-00306** Wordell Single Family Dwelling,  
Atrium, Decks, and Terraces **2280 Bella Vista Drive**  
06LUP-00000-00816 (Holly Bradbury, Planner 568-3577) Ridgeline: Rural

Request of Peter Kavonian, agent for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **preliminary/final approval of a new single family residence of approximately 5,990 square feet with attached garage of approximately 619 square feet, atrium of approximately 458 square feet, and decks and terraces of 2,758 square feet.** The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. Grading would include 1,460 cubic yards of cut and 350 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at **2280 Bella Vista Drive** in the Montecito area, First Supervisorial District (Continued from 12/06/04, 2/05/07, 3/12/07, 8/27/07, and 10/22/07.) (Peter Kavonian and Chuck McClure appeared.)

**ACTION:** Maphis moved, seconded by Ketznel, and carried by a vote of 7-0 to grant preliminary and final approval of 04BAR-00000-00306.

**MBAR COMMENT:**

- **Southern/western corner wall should be inviting with screening (e.g., boulders).**

**CONCEPTUAL REVIEW**

6. **07BAR-00000-00169** Merzbach Demo/New  
Single Family Dwelling **2090 East Valley Road**  
07LUP-00000-00444 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Henry Lenny, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **further conceptual review and preliminary approval of a new two-story residence of approximately 4,146 square feet with an attached 3-car garage of approximately 800 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: single-story residence of approximately 1,600 square feet with an attached garage of approximately 478 square feet, detached accessory building of approximately 480 square feet, and garden shed of approximately 100 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-016, located at **2090 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 7/16/07.)

**ACTION:** Zilles moved, seconded by Nulty, and carried by a vote of 7-0 to grant preliminary approval of 07BAR-00000-00169. Applicant may return for final.

**MBAR COMMENTS:**

- Consider breaking up wall.
- Consider backing the wall up from EVR ROW.
- Show the ROW and edge of pavement on the plans.
- Overall positive comments regarding the main house siting and detailing.

7. 07BAR-00000-00268 Hines Single Family Dwelling Addition, Garage 1506 E. Mountain Drive  
(No Planner Assigned) Ridgeline: Urban

Request of Brian Miller, agent for the owners, William and Donna Hines, to consider Case No. 07BAR-00000-00268 for **conceptual review of an addition of approximately 339 square feet to the existing residence and a new detached garage of approximately 574 square feet.** The following structures currently exist on the parcel: residence of approximately 3,233 square feet with an attached 3-car garage of approximately 543 square feet and shed of approximately 452 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at **1506 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Brian Miller appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent.**

8. 07BAR-00000-00274 Gluck Single Family Dwelling Addition/Remodel 808 Hot Springs Road  
(No Planner Assigned) Ridgeline: N/A

Request of Ron Sorgman, architect for the owner, Frederick W. Gluck, to consider Case No. 07BAR-00000-00274 for **conceptual review of a remodel and addition of approximately 1,469 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,005 square feet with an attached garage of approximately 403 square feet, potting shed of approximately 200 square feet, and tool shed of approximately 150 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at **808 Hot Springs Road** in the Montecito area, First Supervisorial District. (Ron Sorgman and Chuck McClure appeared.)

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

**MBAR COMMENTS:**

- Positive comments on overall architecture.
- Relook at bay off the master bedroom.
- Restudy venting roof areas.
- CAD drawings should reflect actual design.
- Restudy entry. Be cautious of walls at entry obstructing openness. Try flaring it more.

9. 07BAR-00000-00280 Stoll Landscaping Spa, Pond & Pool Equipment 1481 Mountain Drive  
07LUP-00000-00738 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Todd Bebb, agent for the owners, Robert and Meghan Stoll, to consider Case No. 07BAR-00000-00280 for **conceptual review and preliminary/final approval of landscaping, spa, pond & pool equipment**. The following structures currently exist on the parcel: residence of approximately 4,800 square feet with an attached garage of approximately 700 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 Mountain Drive** in the Montecito area, First Supervisorial District. (Todd Bebb appeared.)

**Project received preliminary approval. Applicant may return for final. The following comment was made:**

**MBAR COMMENT:**

- **Return with a final lighting plan.**

10.	<b>07BAR-00000-00277</b>	<b>Shirokow Single Family Dwelling Additions</b>	<b>1413 Schoolhouse Road</b>
	(No Planner Assigned)		Ridgeline: N/A

Request of Laura Kay Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 07BAR-00000-00277 for **conceptual review of a first floor addition of approximately 665 square feet and a second floor addition of approximately 325 square feet to the existing residence and new cabana of approximately 799 square feet with workshop of approximately 405 square feet above**. The following structures currently exist on the parcel: residence of approximately 2306 square feet with an attached garage of approximately 515 square feet, and tennis court. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District. (Laura Kay Dunbar appeared.)

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

**MBAR COMMENTS:**

- **Check with planner on the cabana height limit.**
- **Restudy second story cabana element, consider one story.**

**PUBLIC COMMENT:**

- **Collin and Louise Campbell – Concerned with project.**

11.	<b>07BAR-00000-00281</b>	<b>Hock Roof Pitch Ext Alterations</b>	<b>1254 East Valley Road</b>
	07LUP-00000-00721	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A

Request of Tai Yeh, architect for the owner, Gary Hock, to consider Case No. 07BAR-00000-000281 for **conceptual review of exterior alterations including roof pitch changes to an approximately 2,587 square foot existing dwelling**. The following structures currently exist on the parcel: residence of approximately 2,587 square feet with an attached garage of approximately 366 square feet. The proposed project will not require grading. The property is a 0.7 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-021, located at **1254 East Valley Road** in the Montecito area, First Supervisorial District. (Tai Yeh appeared.)

**Project received preliminary approval. Applicant may return for final. The following comments were made:**

**MBAR COMMENTS:**

- **Return with story poles on the ends and on the two high ridges; at the eave along the garage (southerly and northerly) and the center at living room.**
- **Return with roof sample.**
- **Architecture is okay.**

**PUBLIC COMMENT:**

- **Roger Philips** – Concerned with height/visibility. Commented on landscaping.

**12. 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, 7/16/07, and 10/8/07) (William Araluce appeared.)

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

**MBAR COMMENTS:**

- **Second story is out of proportion with the lot and neighborhood and not in character with the surroundings.**
- **Structure is too tall and overpowering.**
- **Consider flipping the siting and massing to the north.**
- **Finished floor of 5' is excessive.**
- **The design does not take opportunity to minimize impacts and respect the site.**
- **Consider a design that steps down the site.**
- **Concerned with western area: grading and screening.**
- **Story poles need to remain up for MBAR review.**

**PUBLIC COMMENT:**

- **Lee Appleton** – Concerned with size. (Submitted a letter.)
- **Holly Sherwin** – Concerned with size. (Submitted a letter.)
- **Elizabeth and Shannon Peace** – Concerned with size. (Submitted photos.)
- **Jason Burns** – Concerned with size.
- **Patrick Ophulus** – Concerned with size.
- **Tony** – Concerned with size.
- **\*All expressed concerns with second story and privacy.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Edwards, and carried by a vote of 7-0 that*

***the meeting be adjourned until 3:00 P.M. on Monday, November 5, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 6:23 P.M.