



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 9, 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 Ketzel     | 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 Vice Chair, Donald Nulty, at 3.00 P.M., in the Board of Supervisors Hearing Room, County Administration Building, 4<sup>th</sup> Floor, 105 East Anapamu Street, Santa Barbara, California.

## **COMMITTEE MEMBERS PRESENT:**

|                    |                       |
|--------------------|-----------------------|
| Marsha Zilles      |                       |
| Michele Michaelson |                       |
| Raymond Ketzel     |                       |
| Donald Nulty       | Vice Chair            |
| Sam Maphis         |                       |
| Peter Edwards      |                       |
| Sharon Foster      | - MBAR Secretary      |
| Alice McCurdy      | - Supervising Planner |

## **COMMITTEE MEMBERS ABSENT:**

Anthony Spann- Chair

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 20

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** No changes where made.

**III. MINUTES:** Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 (Spann & Maphis absent) to approve the Minutes of October 26, 2009 with revisions.

**IV. CONSENT AGENDA:**

|                          |                                       |                        |
|--------------------------|---------------------------------------|------------------------|
| <b>09BAR-00000-00111</b> | <b>Tea Fire McCue Addition/Garage</b> | <b>820 Coyote Road</b> |
| 09LUP-00000-00269        | (Brian Banks, Planner 568-3559)       | Ridgeline: N/A         |

Request of James Zimmerman, architect for the owners, Isabel and Sean McCue, to consider Case No. 09BAR-00000-00111 for **final approval on consent of an approximately 1,059 square foot first and second story addition to an existing single story dwelling consisting of the rebuild of an approximately 450 square foot studio destroyed by the Tea Fire, a new approximately 300 square foot first floor study with covered patio, new 317 square foot second floor master bedroom and new 529 square foot detached garage.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,316 square feet and an accessory structure of approximately 21 square feet (to be demolished) The proposed project will not require grading. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-034, located at **820 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 7/27/09, 10/12/09, 10/26/09)

**ACTION: Zilles moved, seconded by Edwards and carried by a vote of 5-0 (Spann & Maphis absent,) to grant final approval on consent of 09BAR-00000-00111.**

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

**VI. STAFF UPDATE:** None

**STANDARD AGENDA:**

|                                    |                         |  |                                |
|------------------------------------|-------------------------|--|--------------------------------|
| <b>1. 09BAR-00000-00139</b>        | <b>Tea Fire- Stamos</b> | <b>Two Story New Single Family Residence</b> | <b>209 East Mountain Drive</b> |
| (Nicole Mashore, Planner 884-8068) |                         | (Noel Langle, Case Manager 568-2067)         | Ridgeline: N/A                 |

Request of Benjamin Lucas, architect for the owners, Greg & Dale Stamos, to consider Case No. 09BAR-00000-00139 for **conceptual review of a two story new single family residence and attached carport of approximately 2,602 square feet (with the first floor being approximately 1,422 square feet, the second floor being approximately 1,180 square feet) with the carport being approximately 432 square feet. All former structures destroyed in the fire.** 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 013-050-022, located at **209 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/14/09)

**Project received comments only. No action taken (Spann absent). Project to return for further conceptual approval.**

**Public Comments:**

Bob & Sylvia Easton  
Linda Godless  
Jeff Shelton  
Duke McPhearson

**MBAR Comments:**

**1. Looking forward to seeing the future design details; you are proposing something no one has done before.**

2. **Respect the right to individual design but the project as designed raises issues regarding mass and scale.**
3. **The footprint is not a problem.**
4. **The large expanse of roof needs to be broken up; the structure reads like a very large shed.**
5. **Either a corrugated metal or standing seam metal roof would be ok, but there is a problem with the ridgeline that needs to be resolved.**
6. **The 3 foot overhang on the western side is not adequate to address overheating and/or glare.**
7. **The flat garage roof is a concern.**
8. **The style is fighting itself; i.e. the large windows read as commercial.**
9. **Landscaping and privacy issues need to be adequately addressed. With this parcel and layout, fire safety restrictions on planting may not allow for effective screening.**
10. **The tall central window was integral to the design of the house, but would be an unnecessary heat trap.**
11. **The design needs to be more modulated, with more character provided.**
12. **The details need to be shown; there are concerns as to how/whether it will all come together.**
13. **The applicant should take heed of the advice given; this is a very difficult design with a lot of problems.**

2. **Aptaker Addition Conversion and Remodel, New Garage,  
08BAR-00000-00254      New Gate and Wall and Water Fountain      671 Buena Vista Ave.**  
09RVP-00000-00095      (Lisa Martin, Planner, 568-2032)      Ridgeline: Urban

Request of Jeff Shelton, architect for the owners, Pat and Evan Aptaker, to consider Case No. 08BAR-00000-00254 for **revised final approval of a first floor addition of approximately 498 square feet, a second story addition of approximately 88 square feet, conversion of the existing approximately 736 square foot garage to a habitable space, and a new approximately 456 square foot attached garage, as well as changes to the existing driveway, parking and patio areas, new entry gates and miscellaneous hardscape and landscape changes.** The following structures currently exist on the parcel: A single story residence of approximately 2,572 square feet and a garage of approximately 736 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Ave.** in the Montecito area, First Supervisorial District. (Continued from 12/15/08, 1/26/09, 2/9/09)

**ACTION: Ketzler moved, seconded by Michaelson and carried by a vote of 5-0-1 (Spann absent, Maphis abstained) to grant revised final approval of 08BAR-00000-00254.**

**MBAR Comments:**

1. **Changes look fine; very nice.**

3. **09BAR-00000-00109      Case Study Properties      628 Romero Canyon Road**  
09LUP-00000-00306      (Brian Banks, Planner 568-3559)      Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 09BAR-00000-00109 for **final approval 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, 9/28/09, 10/12/09, 10/26/09)

**ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6-0 (Spann absent) to grant final approval of 09BAR-00000-00109.**

**MBAR Comments:**

1. Glass on lights shall not be clear or red.

|    |                          |  |                        |
|----|--------------------------|--|------------------------|
| 4. | <b>09BAR-00000-00145</b> | <b>Hannaford Single Family Dwelling Demo/Rebuild</b> | <b>970 Lilac Drive</b> |
|    | 09LUP-00000-00385        | (Brian Banks, Planner 568-3559)                      | Ridgeline:             |
|    | N/A                      |  |                        |

Request of Chris Keller, agent for the owners, Jule & Elizabeth Hannaford, to consider Case No. 09BAR-00000-00145 for **preliminary approval of a two story single family dwelling, with the first floor consisting of approximately 2,602 square feet and the second floor consisting of approximately 791 square feet and an attached garage of approximately 233 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,788, (to be demolished) a guesthouse of approximately 398 square feet and a detached garage of approximately 475 square feet. The proposed project will require approximately 25 cubic yards of fill and no cut. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/12/09)

**ACTION: Zilles moved, seconded by Maphis and carried by a vote of 6-0 (Spann absent) to continue 09BAR-00000-00145 for further review.**

**Public Comments:**

Eva Turnchalk  
Alex Benton  
Bill Palladini

**MBAR Comments:**

1. MBAR likes the design, but hard to support due to the impact on the neighbor.
2. The MBAR has been protective of people's existing ocean views, consistent with existing guidelines.
3. The design needs to consider the effects on the existing residents, and show basic respect for the neighbor.
4. Although the zoning allows for a maximum building height of 35 feet, the project does not need to create a looming visual effect.
5. Consider sinking the house 3-4 feet below grade.
6. Consider turning the second story to align it north/south in order to reduce the visual impact and the looming quality of the project as seen from the property line.
7. The project should provide revised story poles if the design is changed.

|    |                          |  |  |
|----|--------------------------|--|--|
| 5. | <b>09BAR-00000-00168</b> | <b>Mountain Drive Trust Addition/Demo Cabana and Detached Garage</b> | <b>1515 and 1527 East Mountain Drive</b> |
|    |                          | (No Planner Assigned)  | Ridgeline: Urban                         |
|    |                          |  |  |

Request of Jennifer Foster, agent for the owner, The Mountain Drive Trust, to consider Case No. 09BAR-00000-00168 for **conceptual review of an addition to the existing single family residence**

listed as 1515 of approximately 2,183 square feet with the first floor being approximately 2,183 square feet, the second floor being approximately 1,269, a basement of approximately 1,782 square feet and a detached garage of approximately 555 square feet and a pool cabana of approximately 797 square feet. The following structures currently exist on the parcel: on 1515 East Mountain Drive, a single family residence of approximately 4,581 square feet, a detached garage of approximately 859 square feet and loft of approximately 760 square feet. On 1527 East Mountain Drive, a single family residence of approximately 2,400 square feet a detached garage of approximately 455 square feet and a guest house above the garage of approximately 340 square feet, all to be demolished. The proposed project will require approximately 1700 cubic yards of cut and approximately 1700 cubic yards of fill or will not require grading. The properties are a 2.59 and 1.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-002 and 011-110-003, located at **1515 & 1527 East Mountain Drive** in the Montecito area, First Supervisorial District.

**Project received comments only. No action taken (Spann absent). Project to return for further conceptual review.**

**Public Comment:**  
Bill Palladini

**MBAR Comments:**

1. Keeping the density to the center of the merged parcels, lower than the street, and screened by the existing vegetation should work.
2. The structure will need to be screened from the south and east as well.
3. Exceeding the FAR is acceptable given the parcel merger and the elimination of a potential second residence of 5300 square feet.
4. To preclude visual effects to the south from the pool wall, surfaces should not be reflective.
5. MBAR members will look at the site so that the next time the project is on the agenda the committee can determine the need for story poles.

|                             |  |                                |
|-----------------------------|--|--------------------------------|
|                             | <b>Tea Fire Maramonte</b>              |                                |
| <b>6. 09BAR-00000-00169</b> | <b>Single Family Dwelling Addition</b> | <b>330 East Mountain Drive</b> |
| 09LUP-00000-00449           | (Brian Banks, 568-3559, Planner)       | Ridgeline: Urban               |

Request of Dale Pekarek, architect for the owners, Rocco and Viola Maramonte, to consider Case No. 09BAR-00000-00169 for **conceptual review, preliminary/final approval of a first floor addition of 216 square feet to the permitted re-build of a two story single family dwelling the permitted first floor being approximately 1,306 square feet, and the permitted second floor being approximately 1,494 square feet with an attached garage of approximately 412 square feet.** Existing house destroyed by the fire. The proposed project will not require grading. The property is a 1.10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at **330 East Mountain Drive** in the Montecito area, First Supervisorial District.

**ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6-0 (Spann absent) to grant conceptual, preliminary/ final approval of 09BAR-00000-00169.**

**Public Comment:**  
Bonnie Freidman

**MBAR Comments:**  
1. Much better design.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member moved, seconded by Ketznel, and carried by a vote of 6 to 0 (Spann*

***absent) that the meeting be adjourned until 3:00 P.M. on Monday, November 30, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 5:24 P.M.

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