



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 19, 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 Vice Chair, Don Nulty, at 3:00 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:

Heather Allen, Planner, Energy Division  
Eric Gage, Planner, Development Review South  
J. Ritterbeck, Planner, Development Review South  
David Villalobos, Board Assistant Supervisor

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 15.

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENT:** None.

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

Item No. 3 – Cheema SFD (06BAR-00000-00186) – Applicant requests item be dropped.

Item No. 9 – Tan/Chow SFD Second Storv/Garage (07BAR-00000-00294) – Applicants request item be dropped.

**III. MINUTES:** Maphis moved, seconded by Ketzel and carried by a vote of 5-0 (Spann and Zilles absent) to approve the MBAR Minutes of November 5, 2007.

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

V. **STAFF UPDATE:** None.

**STANDARD AGENDA:**

**FINAL APPROVAL**

<b>1.</b>	<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 **preliminary/final approval 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. (Continued from 11/05/07.) (Tai Yeh appeared.)

**ACTION:** Michaelson moved, seconded by Maphis and carried by a vote of 5-0 (with Spann and Ketzl absent) to grant preliminary and final approval of 07BAR-00000-00281.

**MBAR COMMENT:**

- The applicant should consider slightly lowering the roof pitch.

<b>2.</b>	<b>07BAR-00000-00173</b>	<b>Bissell Single Family 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, 10/08/07 and 10/22/07.) (Josh Monroy, Glen Deisler and Joseph Bissell appeared.)

**ACTION:** Ketzl moved, seconded by Nulty, and carried by a vote of 6-0 (with Spann absent) to continue 07BAR-00000-00173 to a future MBAR meeting. Applicant may return for final.

**MBAR COMMENTS:**

- MBAR recommends taking 6" off of the plate height on the first floor in order to further lower height.
- Plans presented at MBAR were not submitted to planner in advance and appear to be 1' lower.

**PRELIMINARY APPROVAL**

3. **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 **preliminary approval 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 require less than 50 cubic yards of 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 and 10/08/07.) (Dale Pekarek appeared.)

**ACTION:**    Maphis moved, seconded by Michaelson and carried by a vote of 5-0 (Spann absent) to drop 06BAR-00000-00186 from the agenda. *See Agenda Status Report.*

4. **07BAR-00000-00262**                      **Daniel Single Family Dwelling Addition, Garage, Deck**                      **1526 San Leandro Lane**  
07CDP-00000-00107                      (Amy Trester, Planner 568-3116)                      Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mrs. Anne Daniel, to consider Case No. 07BAR-00000-00262 for **preliminary approval of an addition of approximately 503 square feet to the existing residence, new detached 2-car garage of approximately 508 square feet, and deck of approximately 79 square feet.** The following structures currently exist on the parcel: residence of approximately 2,632 square feet with a detached 1-car garage of approximately 315 square feet (to be demolished). The proposed project will not require grading. The property is a 0.39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-015, located at **1526 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 10/22/07.) (Sophie Calvin appeared.)

**ACTION:**    Michaelson moved, seconded by Zilles and carried by a vote of 6-0 (Spann absent) to grant preliminary approval of 07BAR-00000-00262. Applicant may return for final.

**MBAR COMMENTS:**

- Provide undulation with *Pittisporum* planting.
- FAR overage okay (single-story project)

**MBAR CONDITION:**

- Applicant to protect oaks #s 1, 2, 3 in the construction zone.

**CONCEPTUAL REVIEW**

5. **07BAR-00000-00247**                      **Smith Remodel/Addition, Trellis, Pavilion, and Fireplace**                      **1215 Mesa Road**  
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 **further conceptual review/preliminary approval of an exterior remodel, trellis of approximately 600 square feet, pavilion of approximately 196 square**

**feet, an approximately 72 square foot addition to existing residence 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 and 11/05/07.) (Julie Banks and Tom Smith appeared.)

**ACTION:** Ketzal moved, seconded by Zilles, and carried by a vote of 6-0 to grant preliminary approval of 07BAR-00000-00247. Applicant may return for final.

6. 07BAR-00000-00267 Dene Cabana 416 Camphor Place  
 07LUP-00000-00720 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Thomas C. McMahon, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00267 for **conceptual review of a new cabana of approximately 753 square feet and a new detached accessory structure located within the rear setback for pool equipment.** The following structure currently exists on the parcel: residence of approximately 3,300 square feet (under construction). The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Thomas C. McMahon appeared.)

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**MBAR COMMENTS:**

- Cabana makes the bulk of the house look bigger.
- Consider reducing size, detaching, and making it one story.
- Re-analyze landscaping, especially on north east corner.
- Planner to ensure that notice working accurately conveys the project description, including the 2<sup>nd</sup> story element.
- MBAR members Ketzal, Zilles, Michaelson and Edwards question the zoning definition and interpretation of "cabana."

7. 07BAR-00000-00286 Southern California Edison Gibraltar Rd & Mountain Dr  
Communications Facility  
 07CUP-00000-00074 (Heather Allen, Planner 568-2043) Ridgeline: N/A

Request of Robert McCormick, agent for the owners, Clearwire Wireless, to consider Case No. 07BAR-00000-00286 for **conceptual review of an installation of an approximate 50 square foot wireless communications facility.** The following structure currently exists on the parcel: one 88 foot high-power transmission tower with a footprint of approximately 256 square feet. The proposed project will not require grading. The property is a 5.42 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-003, located at **Gibraltar Road and Mountain Drive** in the Montecito area, First Supervisorial District. (Robert McCormick appeared.)

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

8. 07BAR-00000-00291 Clark SFD Demo/Rebuild 1136 Hill Road  
 07CDP-00000-00116 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Larry Clark, architect for the owner, Martha Jeanette Clark, to consider Case No. 07BAR-00000-00291 for **conceptual review of a new one-story residence of approximately 2,850 square feet with an attached garage of approximately 696 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: residence of approximately 1,116 square feet and an attached two-car garage of approximately 420 square feet. The proposed project will not require grading. The property is a 0.42 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-007, located at **1136 Hill Road** in the Montecito area, First Supervisorial District. (Larry Clark appeared.)

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

**MBAR COMMENTS:**

- **Restudy master bedroom roofline**
- **MBAR likes the shingles.**
- **Feels "cottage-like" and architectures looks good.**

9.	<b>07BAR-00000-00294</b>	<b>Tan/Chow SFD Second Story/Garage Additions</b>	<b>1705 Glen Oaks Drive</b>
	07CDP-00000-00116	(Amy Trester, Planner 568-3116)	Ridgeline: N/A

Request of Ann Taylor, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **conceptual review of a new two-story addition of approximately 2,343 square feet (first 1,040, second 1,137) with an attached garage of approximately 647 square feet and an approximately 76 square foot covered entry porch, and the demolition of the existing attached garage.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and an attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

**ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 5-0 (Spann absent) to drop 07BAR-00000-00294 from the standard agenda. See Agenda Status Report.**

10.	<b>07BAR-00000-00289</b>	<b>Schnell SFD Demo/Rebuild</b>	<b>700 East Mountain Drive</b>
		(No Planner Assigned)	Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **conceptual review of a new one-story residence of approximately 4,211 square feet, a basement of approximately 1000 square feet with an attached garage of approximately 795 square feet, and a detached guesthouse of approximately 795 square feet, and the demolition of the existing residence, guesthouse and garage.** The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guest house of approximately 543 square feet. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Chris Jacobs, James Nigro, Michael Stroh and Robert Schnell appeared.)

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

**MBAR COMMENTS:**

- **Further develop architecture.**
- **Consider additional side yard for storm water drainage.**
- **House is somewhat large for the lot.**
- **Watch grading amounts and stockpiling.**
- **East-West wall at rear appears to cut off rear of property.**
- **Review for fire truck turnaround and ability to design in appropriate landscaping.**
- **East side of development is too close to property line.**
- **Appreciates that it is 1 story and tucked into the site.**
- **Need landscape plan, need drainage plan and need tree information.**

**PUBLIC COMMENT:**

- **Judy Little** – Neighbor concerned with project’s drainage.
- **Ralph Thomas** – Neighbor concerned with project’s drainage.

**11. 07BAR-00000-00293 Pinecliff HOA Repair & Maintenance 1500 Miramar Beach**  

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**(No Planner Assigned) Ridgeline: N/A**

Request of David Van Hoy, architect for the owner, Pinecliff Homeowners Association, to consider Case No. 07BAR-00000-00293 for **conceptual review of a repair and maintenance project to two existing buildings.** The following structures currently exist on the parcel: two (2) 3-unit two-story condominium residences of approximately 4,600 square feet each. The proposed project will require less than 25 cubic yards of cut and fill. The property is a 23,083 square foot parcel zoned DR-12 and shown as Assessor’s Parcel Number 009-420-014, located at **1500 Miramar Beach** in the Montecito area, First Supervisorial District. (**Dorothy Largay, Laurel Brady and David Van Hoy appeared.**)

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

**MBAR COMMENTS:**

- **Consider replacing stucco with alternate siding material.**
- **Be conservative with uplighting.**

**12. 07BAR-00000-00295 Enthoven Guesthouse, Garage & Shed 740 Ashley Road**  

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**(No Planner Assigned) Ridgeline: N/A**

Request of Tom Meaney, agent for the owners, Patrick and Sally Enthoven, to consider Case No. 07BAR-00000-00295 for **conceptual review of an approximately 795 square foot guesthouse addition with attached garage of approximately 970 square feet and an approximately 77 square foot storage shed.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet and an approximately 300 square foot office. The proposed project will require approximately 75 cubic yards of cut and fill. The property is a 2.14 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 011-120-090, located at **740 Ashley Road** in the Montecito area, First Supervisorial District. (**Tom Meaney appeared.**)

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

**MBAR COMMENTS:**

- **Need a construction parking and staging plan.**



- **Return with landscape plan.**
- **Minimize encroachment of outdoor stairway into setback.**
- **Architecture is okay.**

**PUBLIC COMMENT:**

- **Elizabeth Hughey** – Doesn't want the project to go any higher than it is now and wants it to be completed.
- **R & M Miller** – Objects to any new second floor addition.
- **Pam Gifford** – Wants project completion.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Michaelson (Nulty and Edwards absent), and carried by a vote of 5-0 that the meeting be adjourned until 3:00 P.M. on Monday, December 3, 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.