



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 21, 2011

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>
Bill Palladini	Don Nulty	- <b>Vice Chair</b>
Sam Maphis	Sharon Foster	- <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy	- <b>Supervising Planner</b>
Dave Mendro		

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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 2:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Dave Mendro	
Marsha Zilles	
Bill Palladini	
Donald Nulty	- Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Sharon Foster	- MBAR Secretary
Julie Harris	- Planner Three

### COMMITTEE MEMBERS ABSENT:

Derrick Eichelberger  
Anne Almy- Supervising Planner

### NUMBER OF INTERESTED PERSONS: 20

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** None

**III. MINUTES:** Palladini moved, Mendro seconded (Zilles & Eichelberger absent, Spann Abstained) to approve the minutes of the October 31, 2011 MBAR minutes.

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Bill Palladini attended the Montecito Association's Land Use Committee meeting and gave an update on the proposed new County Fire Station that is being planned for East Valley Road.

**VI. STAFF UPDATE:** Julie Harris & Nicole Lieu sat in for Anne Almy.

### STANDARD AGENDA:

### TEA FIRE

1. **08TEA-00000-00028**                      **Tea Fire - Von Wiesenberger**  
**10BAR-00000-00126**                      **New Two Story Single Family Dwelling**                      **260 East Mountain Drive**  
10LUP-00000-00351                      (Brian Banks, Planner 568-3559)                      Ridgeline: Yes

Request of Penn Estes, agent for the owner, Arthur Von Wiesenberger, to consider Case No. 10BAR-00000-00126 for **preliminary approval of a new two story single family dwelling, with the first floor being of approximately 935 square feet, the second story consisting of 910 square feet and an attached garage/storage area of approximately 370 square feet.** Nothing currently exists on the parcel. The proposed project will require less than 50 feet of cut & fill. The property is a 2.47 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at **260 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/23/10, 1/10/11, 1/24/11, 8/29/11)(Presenting: Penn Estes, Karl Krause)

**Public Comment:**  
Ken Radtkey

**ACTION:** Nulty moved, seconded by Mendro and carried by a vote of 6-0 (Eichelberger absent) to grant preliminary approval of 10BAR-00000-00126 with the following conditions:

1. **Return with color/materials board; use dark colors, more muted.**
2. **Use Solar ban glass or other glazing to reduce reflectivity and reduce the amount of light that would escape at night.**
3. **Landscaping – balance fuel management with screening of structures. Use trees strategically to screen as well as frame views and space properly for fuel management. Oaks preferred.**
4. **Retaining wall to have a veneer to look like rock outcrop.**
5. **For 8-ft. retaining wall behind road – add landscaping at top to cascade down to provide screening/softening of the wall. The wall to be stone, dark muted color.**
6. **Applicant to study carport and add architectural grill or screen to minimize view of parked car as seen by the neighborhood.**

### PRELIMINARY APPROVAL

2. **11BAR-00000-00149**                      **Sorrell Remodel, Demo & Addition**                      **1970 East Valley Road**  
11LUP-00000-00368                      (Kimberley McCarthy Planner, 568-2005)                      Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jon R. Sorrell, to consider Case No. 11BAR-00000-00149 for **preliminary/final approval of an addition to an already existing single family dwelling of approximately 558 square feet and the demolition of 940 square feet of the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,312 square feet and a detached garage. The proposed project will not require grading. The property is a 1.3 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-024, located at **1970 East Valley Road** in the Montecito area, First Supervisorial District.(Continued from 10/10/11, 10/31/11)(Presenter: Tom Smith)

**ACTION:** Palladini moved, seconded by Zilles (Eichelberger absent) and carried by a vote of 6-0-to grant preliminary/ final approval of 11BAR-00000-00149.

3. **10BAR-00000-00143** **Booth New** **1795 Fernald Point Lane**  
**Single Family Dwelling & Garage**  
11CDH-00000-00009 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **preliminary approval of a new two story single family dwelling with the first floor being approximately 1,887 square feet and the second floor being approximately 854 square feet and a detached garage of approximately 483 square feet. The project is also for Preliminary approval of the proposed 1'-2" Modification to the required 5-foot [northern] side setback to reduce it to 3'-10"**. The house has been moved back towards the north in order to maximize the distance between the proposed new SFD and the existing SFD of the southern neighbor. The parcel is currently developed with an in-ground swimming pool only, but received prior approval for construction of a new 2,606 sq. ft. SFD and 400 sq. ft. garage via 04CDH-00000-00042, which is still a valid permit. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 10/11/10, 12/6/10, 3/14/11/4/11/11)(Presenters: Mary Andrulaitis, Amy Blakemore, Any Neumann, Jennifer Foster)

**ACTION: Palladini moved, seconded by Maphis (Eichelberger absent, Mendro abstained) and carried by a vote of 5-0-1 (Eichelberger absent, Dave Mendro abstained) to grant preliminary approval of 10BAR-00000-00143.**

4. **11BAR-00000-00165** **Spencer Addition, New Cabana, Pool & Spa** **593 Picacho Lane**  
11LUP-00000-00402 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Wade Davis, architect for the owners, Steven & Margaret Spencer, to consider Case No. 11BAR-00000-00165 for **preliminary/final approval of an addition to the existing single family residence of approximately 80 square feet, a new cabana, pool & spa of approximately 797 square feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 1,989 square feet, an attached garage of 538 square feet and an accessory structure of approximately 106 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-023, located at **593 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 10/31/11)(Presenter's: Akiko Wade, Jim Davis)

**Public Comment:**  
Kellam de Forest

**MBAR Comments:**

1. Tipu trees – call out size to be 24-inch box.
2. Add mulch in the right-of-way.
3. Maintain 7-ft. clear path along Picacho Lane in the right-of-way.
4. Use additional plant screening around wall and pool equipment enclosure.
5. In area where pines are removed supplement with two to three coast live oaks at 24-inch box.

**ACTION: Zilles moved, seconded by Nulty (Eichelberger absent) and carried by a vote of 6-0 to grant preliminary/Final approval of 11BAR-00000-00165.**

5. **11BAR-00000-00139** **Dehlsen Family Trust Guest House Addition** **1420 East Valley Road**  
**and New Pool Equipment Structure**  
11LUP-00000-00324 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owner, James Dehlsen, to consider Case No. 11BAR-00000-00139 for **preliminary/final approval of a new guest house of approximately 800 square feet, a new pool equipment structure of approximately 155 square feet and pergolas of approximately 940 square feet. The project includes validation of the unpermitted conversion of the carport into a garage of approximately 760 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 8,270 square feet, a detached garage of approximately 760 square feet. The proposed project will require approximately 115 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 2.24 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-008, located at **1420 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 9/19/11)(Presenter's: Peter Becker, Jacob Niksto, Bill Mellet)

**Public Comment:**  
Kellam de Forest

**ACTION: Palladini moved, seconded by Mendro (Eichelberger absent) and carried by a vote of 6-0 to grant preliminary/Final approval of 11BAR-00000-00139.**

### CONCEPTUAL REVIEW

- |           |                          |   |                            |
|-----------|--------------------------|---|----------------------------|
| <b>6.</b> | <b>11BAR-00000-00150</b> | <b>Armour Trust Addition/Roof/Landscape</b> | <b>1991 Inverness Lane</b> |
|           | 11LUP-00000-00370        | (Kimberley McCarthy, Planner 568-2005)      | Ridgeline: N/A             |

Request of Neumann, Mendro, Andrulaitis, architect for the owners, Tim & Holly Armour, to consider Case No. 11BAR-00000-00150 for **further conceptual /preliminary approval of an addition of approximately 85 square feet to the existing single family dwelling, remodel and alterations to the landscaping, pool area and driveway.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,947 square feet and an attached garage of approximately 668 square feet. 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 007-400-011, located at **1991 Inverness Lane** in the Montecito area, First Supervisorial District. (Continued from 10/10/11) (Presenters: Mary Andrulaitis, Amy Blakemore)

**Public Comment:**  
Kellam de Forest

#### **MBAR Comments:**

- 1. Reaffirmed preference for copper standing seam roof.**
- 2. All other details look fine.**
- 3. Return for preliminary/final after Birnam Wood approves roof material**

**ACTION: Nulty moved, seconded by Palladini (Eichelberger absent, Mendro abstained) and carried by a vote of 5-0-1 to continue the project to the December 12, 2011 MBAR meeting.**

- |           |                          |                                       |                       |
|-----------|--------------------------|---------------------------------------|-----------------------|
| <b>7.</b> | <b>11BAR-00000-00176</b> | <b>Clark Additions</b>                | <b>629 San Ysidro</b> |
|           | 11LUP-00000-00420        | (Kimberley McCarthy Planner 568-2005) | Ridgeline: N/A        |

Request of Kurt Magness, architect for the owners, Christian & Tommy Clark, to consider Case No. 11BAR-00000-000176 for **conceptual review/preliminary approval of an addition to an existing porch of approximately 247 square feet and will be enclosed and remodeled into a bathroom and an addition of 576 approximately square feet to an already existing bedroom.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,668 square feet, a detached garage of approximately 340 square feet. The proposed project will not require grading. The property is a 1.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-018, located at **629 San Ysidro** in the Montecito area, First Supervisorial District. (Presenter: Kurt Magness)

**ACTION: Maphis moved, seconded by Palladini (Eichelberger absent) and carried by a vote of 6-0-to grant preliminary of 11BAR-00000-001176. The project may return for final on consent with the approval of the planner and the condition that they return with a landscape plan.**

8. **11BAR-00000-00168**                      **Zahoudanis Addition & Remodel**                      **1390 East Pepper Lane**  
11LUP-00000-00394                      (Brian Banks Planner 568-3559)                      Ridgeline: N/A

Request of Tai Yeh, architect for the owner, James Zahoudanis, to consider Case No. 11BAR-00000-00168 for **conceptual review of an addition of approximately 245 square feet connecting the existing single family dwelling and a detached studio creating a single family dwelling totally 1,815 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,140 square feet, a detached studio of approximately 430 square feet and an accessory structure of approximately 800 square feet. The proposed project will not require grading. The property is a .73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-088, located at **1390 East Pepper Lane** in the Montecito area, First Supervisorial District. (Presenter: Tai Yeh)

**Public Comment:**  
Kellam de Forest

**MBAR Comments:**

1. **Proposed tower entry looks prominent and house very diminutive; rear elevation needs work in the back; perhaps a pitch break with its own form.**
2. **Restudy front doors; they seem too wide proportionally to the tower. Perhaps a single rather than a double door would work.**
3. **Board and batt does not lend itself well to a curve-top door.**

No action was taken. The project received comments only. The project may return for preliminary/final approval with the approval of the planner. (Eichelberger absent from the discussion)

9. **11BAR-00000-00173**                      **EV Mar Vista LLC, Addition,**  
**Remodel and New Pool House**                      **1600 East Mountain Drive**  
11LUP-00000-00436                      (Kimberley McCarthy Planner 568-2005)                      Ridgeline: N/A

Request of Ken Mineau & Al Windsor, architects for the owner, EV Mar Vista LLC, to consider Case No. 11BAR-00000-00173 for **conceptual review of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 1,262 square feet, a breakfast room of approximately 170 square feet, construction of a new two story accessory structure with the first floor being approximately 355 square feet, and the second floor being approximately 430 square feet, addition of landscape stairs and landing at proposed pool house, a new site walls at pool house and a basement addition of approximately 441 square feet and validation of existing bath house and water tank.** The following structures currently exist on the parcel: a two story single family dwelling of with the first floor being approximately 4,341 square feet, the second floor being 1,621 square feet, the basement being approximately 147 square feet, an attached garage of approximately 854 square feet, a detached guesthouse of approximately 1,600 square feet, and a detached garage of approximately 400 square feet, a 167 square foot trellis to be demolished, a chimney at the laundry room to be removed, and a second floor wrought iron balcony to be removed. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 4.54 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-010, located at **1600 East Mountain Drive** in the Montecito area, First Supervisorial District.(Presenter's: Ken Mineau, Marc Appleton)

**Public Comment:**

Kellam de Forest

**MBAR Comments:**

1. **MBAR to conduct site visit to review screening and landscape but no story poles required.**
2. **Good looking project.**

**No action was taken. The project received comments only. The project may return for preliminary approval with the approval of the planner. (Eichelberger absent from the discussion)**

<b>10.</b>	<b>11BAR-00000-00174</b>	<b>Mendelsohn Addition</b>	<b>986 LaPaz Road</b>
		(No Planner Assigned)	Ridgeline: N/A

Request of Tanya Rosenberg, agent/architect for the owner, Joel Mendelsohn, to consider Case No. 11BAR-00000-00174 for **conceptual review of a new exercise room of approximately 277 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,714.37 square feet, a detached garage/recreation room of approximately 799.13 square feet, and a detached hobby room of approximately 526 square feet. The proposed project will require approximately 13 cubic yards of cut and approximately 2.5 cubic yards of fill or will not require grading. The property is a 1. acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 013-060-027, located at **986 La Paz Road** in the Montecito area, First Supervisorial District. (Presenter: Tanya Rosenberg)

**MBAR Comments:**

1. **Very pleasant**

**No action was taken. The project received comments only. The project may return for preliminary/final approval on consent with the approval of the planner. (Eichelberger absent from the discussion)**

<b>11.</b>	<b>11BAR-00000-00178</b>	<b>Pierre Lafond 2 New Wall Signs</b>	<b>516 San Ysidro Road</b>
	11SCC-00000-00017	(Eric Graham, Planner 568-2073)	Ridgeline: N/A

Request of Marty Poole, agent for the owners, Pierre Lafond & Co., to consider Case No. 11BAR-00000-00178 for **conceptual review and preliminary/final approval of the of two wall signs with new copy, 1 sign to be approximately 32"x 72" and 1 sign to be 22"x47.** The following structure currently exists on the parcel: a commercial building with the current signs. The proposed project will not require grading. The property is a .68 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-054, located at **516 San Ysidro Road** in the Montecito area, First Supervisorial District. (Presenter: Pierre Lafond)

**MBAR Comments:**

1. **Existing lighting is ok.**
2. **No concerns.**

**ACTION: Spann moved, seconded by Nulty (Eichelberger absent) and carried by a vote of 6-0-to grant preliminary /final approval of 11BAR-00000-001178.**

**12. 11BAR-00000-00100 Usher Demo and New Single Family Dwelling 1301 East Mountain Road**  
**11LUP-00000-00237 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A**

Request of Don Nulty, architect for the owner, Kinka Usher, to consider Case No. 11BAR-00000-00100 for **further conceptual/preliminary approval of a demo/rebuild of a new two-story SFD with the first floor being of approximately 4,720 square feet, the second floor being 2,696, and a basement area of approximately 1,985 square feet (which includes, in part, an ARSU). Also for review are a detached garage of approximately 450 square feet, a cabana of approximately 800 square feet and a new pool and tennis court.** The following structures currently exist on the parcel: An existing house and tennis court to be demolished. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.83-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at **1301 East Mountain Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 7/25/11, 8/29/11) (Presenter's: Robert Foley, Susan Van Atta, Brian Zant)

**Public Comment:**

1. Kellam de Forest

**MBAR Comments:**

1. **Resolve the 14 foot wall located at the northwest corner of the tennis court, terrace down in stages between the house and tennis court to reduce the maximum wall height to 8 feet**
2. **Oaks on-site are important; design/locate the amphitheater with oak protection in mind**
3. **Ensure that there is a 7 foot walking area between the edge of pavement and site landscaping pursuant to current Public Works-Roads requirements**
4. **Board prefers balanced cut and fill on-site to trucking off-site**
5. **Check with Montecito Water District regarding water usage requirements**
6. **Like the design approach, site work is exciting**
7. **Size, bulk, scale and architectural style are all acceptable**

**No action was taken. The project received comments only. The project may return for preliminary approval with the consent of the planner. (Eichelberger was absent, Nulty abstained from the discussion)**

**13. 11BAR-00000-00172 Hughes Demo, New Single Family Dwelling and Basement 942 Hot Springs Road**  
**(No Planner Assigned) Ridgeline: N/A**

Request of Don Nulty, architect for the owners, Jim & Cynthia Hughes, to consider Case No. 11BAR-00000-00172 for **conceptual review of a new two story single family dwelling with the first floor being approximately 4,681 square feet, the second floor being approximately 4,362 square feet, a basement of approximately 6,664 square feet, with an underground garage .** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,253 square feet total, a attached garage of approximately 754 square feet all to be demolished, and a detached accessory structure of approximately 385 square feet, to remain. The proposed project will require approximately 3,000 cubic yards of cut, for the excavation of the new basement and approximately 300 cubic yards of fill. The property is a 3.13 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at **942 Hot Springs Road** in the Montecito area, First Supervisorial District. (Presenter's: Robert Foley, Brian Zant)

**Public Comment:**

Kellam de Forest

1. **Provide story poles and an F.A.R. study at the next meeting**

- 2. Architecture is nice but there is concern about the mass bulk and scale of the structure, the site visit will provide clarification of whether or not these continue to be items of concern**

**The project received comments only. The project may return for further conceptual review with a site visit and view story poles. (Eichelberger was absent, Nulty abstained from the discussion)**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Nulty, and carried by a vote of 5 to 0 (Eichelberger absent, Nulty abstained) that the meeting be adjourned until 3:00 P.M. on Monday, December 12, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:47 P.M.