



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 30, 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 Chair, Anthony Spann, at 2:45 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

## **COMMITTEE MEMBERS PRESENT:**

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

## **COMMITTEE MEMBERS ABSENT:**

Marsha Zilles

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 20

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** No changes were made to the agenda.

**III. MINUTES:** Michaelson moved, seconded by Edwards and carried by a vote of 6 to 0 (Zilles absent) to approve the Minutes of November 9, 2009.

1.

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### **Lighting Presentation**

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The Montecito Board of Architectural Review will receive a presentation from Hans Duus pertaining to lighting.

1. The Board thanked Mr. Duus for his presentation.
2. The biggest issue is avoiding seeing the light source.
3. The state is requiring that all exterior lights be fluorescent.

2. **09BAR-00000-00139** **Tea Fire- Stamos**  
**Two Story New Single Family Residence** **209 East Mountain Drive**  
(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 **further 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 require approximately 432 200 cubic yards of cut and fill 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, 11/9/09)

**Public Comment:**

Bob Easton  
Sylvia Easton  
Linda Godlis  
Duke McPhearson

**MBAR Comments:**

1. **The design has come a long way.**
2. **The applicant is commended for working with the neighbors on both the architecture and the landscaping.**
3. **The Board is comfortable with both the height and the variance.**
4. **Like the way the building is set down approximately 5 feet.**
5. **The roof looks much better with the changes that have been made.**
6. **The tall, bronze-tinted glass on the front of the house looks commercial and is still a concern.**
7. **The black glass on metal also looks commercial, especially given the size of the windows.**
8. **The black window frames are a bit harsh.**
9. **The Fire Department will want mosaic of trees, rather than a straight row of trees. The breaks in the vegetation should be aligned with the sections where the structure is less massive.**
10. **Need to see a landscaping plan showing integration of wall color, tree plantings, and understory plantings. Plan to include a rendering showing color scheme.**
11. **The Board would like to see a color board.**
12. **Designing the gutter will be critical.**
13. **Project to return after a decision by the Montecito Planning Commission.**

**No action taken. Comments only. Project to return for preliminary/final after it is heard by the Montecito Planning Commission.**

3. **09BAR-00000-00163** **Mountain Garden, LLC**  
**Single Family Addition, Guest House,**  
**Garage Conversion, Pool Terrace and Patios** **1340 East Mountain Drive**  
09LUP-00000-00423 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Alicia Harrison, agent for the owners, Mountain Garden, LLC, to consider Case No. 09BAR-00000-00163 for **preliminary/final approval of an addition of approximately 2,134 square feet to the existing single family dwelling, a new cabana of approximately 700 square feet, a new guest house of approximately 789 square feet, a new bedroom and bath of approximately 250 square feet converted from the existing attached garage (currently 770 square feet), a new pool/spa of approximately 824 square feet, pool terrace of approximately 921 and covered patios of approximately 561 square feet.** The following structures currently exist on the parcel: a single family

dwelling approximately 4,725 square feet with attached garage of approximately 770 square feet, a pool, storage shed. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 2.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-026, located at **1340 East Mountain Drive** in the Montecito area, First Supervisorial District.

**MBAR Comments:**

1. **This is a very high quality, beautiful project.**
2. **Like the revised planting along the road; it is softer looking, uses natives, and will be resilient.**
3. **There is too much exterior lighting.**
4. **Exterior lighting should be limited to the area of the house, not up by the pool.**
5. **Exterior lights should be limited to those needed for private areas, or for safety purposes.**
6. **Any lighting in trees should be limited to a few trees only.**

**ACTION:** Maphis moved, seconded by Michaelson and carried by a vote of 4-0-1 (Zilles absent, Nulty abstained) to grant preliminary/final approval of 09BAR-00000-00163.

4. <b>09BAR-00000-00141</b>	<b>King Single Family</b>	<b>2200 Sycamore Canyon Road</b>
	<b>Dwelling Addition &amp; Garage</b>	
09LUP-00000-00361	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Terry Lynn, agent for the owners, Thadius & Terri King, to consider Case No. 09BAR-00000-00141 for **further conceptual review of a second floor addition to the existing single family dwelling of approximately 810 square feet and conversion of the permitted carport into a garage.** The following structures currently exist on the parcel: a single family residence of approximately 2,836 square feet, a carport of approximately 690 square feet and a garage of approximately 400 square feet. 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 013-180-001, located at 2200 Sycamore in the Montecito area, First Supervisorial District. (Continued from 9/28/09)

**MBAR Comments:**

1. **This project is an unfortunate mistake.**
2. **Project is clunky two story unit on top of a carport.**
3. **The structure is very tall, especially on the west side.**
4. **The Board does not have a history of using more lenient standards for projects built prior to the issuance of permits, and members may not be able to support project approval.**
5. **The applicant should focus on ways to make the project better; suggestions include:**
  - **Landscaping the building with vines and trees**
  - **Using an outrigger design to hold vines**
  - **Use beams above the garage doors to break up the façade**
  - **Use windows to break up the facade**
  - **Use planters**
  - **Add architectural treatment to window and balcony, or eliminate the balcony**
  - **Balcony could be open rail to lighten it up**
  - **Use additional fill to support plantings on the northeast, north, and west**
6. **Need to see landscaping and lighting next time.**
7. **The project drawings need to be accurate.**
8. **The project can return for preliminary/final.**

**No action taken. Comments only. Project to return for preliminary/final with planner approval.**

<b>5. 09BAR-00000-00145</b>	<b>Hannaford Single Family Dwelling Demo/Rebuild</b>	<b>970 Lilac Drive</b>
09LUP-00000- 00365	(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 **further conceptual review/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 716 cubic yards of cut and 53 cubic yards of fill. 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, 11/9/09)

**Public Comments:**

Floyd Bradley & Martha Hummer Bradley  
Eva Turnchalk

**MBAR Comments:**

**1. a provision will be added to the motion due to the additional excavation, an arborist needs to be involved in all phases of construction as the trees are very important to the site.**

**ACTION: Nulty moved, seconded by Ketzell and carried by a vote of 6-0 (Zilles absent) to grant preliminary approval of 09BAR-00000-00145 with the condition of additional excavation to be monitored by an arborist during all construction.**

<b>6. 09BAR-00000-00177</b>	<b>Spencer Single Family Dwelling Second Story Addition &amp; Remodel</b>	<b>593 Picacho Lane</b>
	(No Planner Assigned)	Ridgeline: N/A

Request of Stephen Olson, architect for the owners, Steven Spencer, to consider Case No. 09BAR-00000-00177 for **conceptual review of first floor addition to an existing single family residence of approximately 1,087 square feet, second story addition to the existing residence of approximately 536 square feet, and remodel of approximately 187 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,987 square feet and an attached garage of approximately 560 square feet. The proposed project will not require grading. 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.

**Public Comments:**

Kristi Lupoli  
Martha Scheck

**MBAR Comments:**

- 1. Before the next MBAR meeting on this project, MBAR needs to see story poles of the two story portion of the project to determine whether the second story would have an impact.**
- 2. The perimeter of the garage should be laid out prior to the MBAR site visit.**
- 3. The edges of neighboring homes should be shown on the plans.**
- 4. Plans need to show gross and net square footage.**
- 5. Applicant to bring pictures of all elevations of the existing structure next time.**

6. As an alternative to the two story element, the applicant could consider making a new master bedroom downstairs, and turn the existing living room into a great room.
7. Garage doors should not be visible from either Picacho or Green Meadow.
8. Applicant to submit for an LUP, and talk to their planner regarding the timing of putting up story poles.
9. Suggestion that noticing all houses on Stone Meadow and one more (?) on Green Meadow.

No action taken. Comments only. Site visit and story poles requested.

7. <b>09BAR-00000-00182</b>	<b>Crane School</b>	<b>1795 San Leandro Lane</b>
	<b>Revised Master Plan</b>	
09CUP-00000-00042	(Errin Briggs Planner 568-2047)	Ridgeline: N/A

Request of Stephanie Diaz, agent for the owners, Crane School, to consider Case No. 09BAR-00000-00182 for **conceptual review of a proposed 39,985 square feet of new development including additions to existing buildings and the construction of six new buildings. The project also includes a reconfigured parking lot, playfields and a comprehensive landscape plan.** The following structures currently exist on the parcel: includes 15 buildings totaling approximately 31,720 square feet. The proposed project will require approximately 2,589 cubic yards of cut and approximately 2,589 cubic yards of fill. The property is a 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, 007-340-039, 007-340-040 located at **1795 San Leandro** in the Montecito area, First Supervisorial District.

**Public Comment:**

Pamela Livie

**MBAR Comments:**

1. This is a fabulous Master Plan
2. Beautiful organization and use of pedestrian walkways, courtyards, and circulation.
3. The design of the entry and use of open space as your arrive onsite is very nice.
4. Like the edible gardens.
5. It is hoped that the proposed parking will function better than the existing layout.
6. The four corners of the proposed multi-purpose room need to be story poled. It should be done once to meet the needs of the MBAR and the MPC.
7. The applicant should work with the planner to refine the project description to distinguish square footages (i.e. new, demo, and rebuild).

No Action taken. Comments only. (Spann abstained) Project may return for preliminary approval with the approval of the planner.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Maphis, and carried by a vote of 4 to 0 (Zilles, Ketzler & Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, December 14, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 6:13 P.M.