



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of December 11, 2006

Santa Barbara County  
Montecito Community Hall and Library  
1469 East Valley Road  
Santa Barbara, CA 93108  
(805) 568-2000

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Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketzel	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	Julie Harris - <b>Planner III</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 3:12 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Marsha Zilles  
Michele Michaelson  
Raymond Ketzel  
Donald Nulty           Vice Chair  
Anthony Spann       - Chair  
Sam Maphis  
David Villalobos     - MBAR Secretary  
Julie Harris         - Planner III

**COMMITTEE MEMBERS ABSENT:** Peter Edwards

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 25

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** Ketzel moved, seconded by Michaelson and carried by a vote of 4 to 0 (Nulty, Zilles, Edwards absent) to accept the following changes to the agenda:

Item No. 11 – Sewall SFD Addition (06BAR-00000-00289) was continued to the meeting of December 18, 2006.

**III. MINUTES:** Ketzel moved, seconded by Nulty and carried by a vote of 4 to 0 to 2 (Edwards absent; Zilles, Maphis abstained) to approve the Minutes of November 13, 2006.

Maphis moved, seconded by Nulty and carried by a vote of 4 to 0 to 2 (Edwards absent; Ketzel, Spann abstained) to approve the Minutes of November 27, 2006.

**IV. MONTECITO CONSENT AGENDA:**

- C-1. 06BAR-00000-00198      Askari Covered Patio Addition,  
Entry Remodel, and Exterior Remodel      1084 Golf Road**  
06LUP-00000-00710 (Lisa Martin, Planner 568-2032)      Ridgeline: N/A

Request of Braden Sterling, architect for the owner, Tannaz Askari, to consider Case No. 06BAR-00000-00198 for **preliminary/final approval on consent of a covered patio addition of approximately 532 square feet, entry remodel, and new exterior colors and material.** The proposed project will not require grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 9/25/06, and 10/09/06)

**ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 4 to 0 (Edwards, Zilles, Nulty absent) to grant preliminary and final approval on consent of 06BAR-00000-00198.**

- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Chair Spann – Reminder, December 18, 2006 is the last meeting of the year and January 8, 2007 will be the first next year. If anyone is thinking of resigning from the MBAR, now is the time to discuss with the Chair and submit resignation letters. Hopes that everyone will stay on.

- VI. STAFF UPDATE:** Reminder that the new Montecito Land Use Development Code (LUDC) takes effect on January 2, 2007. The Montecito LUDC is part of the Zoning Ordinance Reformatting Project, which revised the format of the zoning ordinance to provide better organization and make it easier to use. No substantive changes were made to the regulations. The Montecito LUDC provides regulations for the inland portions of Montecito only. In the Coastal Zone area of Montecito, Article II (with Montecito Overlay) remains in effect until the California Coastal Commission certifies the new LUDC, not expected for at least one year. On January 2, 2007, the new Montecito LUDC will be available on the County's website ([www.sbcountyplanning.org](http://www.sbcountyplanning.org)) and Article IV will no longer be in effect.

**STANDARD AGENDA:**

**FINAL APPROVAL**

- 1. 06BAR-00000-00084      Debin/Kieler Single Family Dwelling  
Addition/Interior and Deck Remodel      651 Para Grande Lane**  
06LUP-00000-00323 (Holly Bradbury, Planner 568-3577)      Ridgeline: N/A

Request of Peter Becker, architect for the owners, David Debin and Berna Kieler, to consider Case No. 06BAR-00000-00084 for **revised final approval of a remodel of 475 square feet and an addition of 334 square feet to existing residence, and deck remodel of approximately 375 square feet.** The following structure currently exists on the parcel: residence of approximately 1,985 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.51 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-011, located at 651 Para Grande Lane in the Montecito area, First Supervisorial District. (Continued from 5/8/06, 6/05/06, and 7/10/06) (Peter Becker appeared)

**ACTION: Maphis moved, seconded by Zilles and carried by a vote of 6 to 0 (Edwards absent) to grant final approval of 06BAR-00000-00084.**

**MBAR COMMENTS ON SITE WALL (NOT PART OF APPROVAL):**

- **Hedge material size to be 15-gallon at three feet on center to screen area in front of carport opening as seen from street.**

2. **06BAR-00000-00230** Ramsey Single Family Residence Demo/  
Rebuild, Cabana, Pool, and Garage **580 Para Grande Lane**  
06LUP-00000-00812 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Tony Ramsey, to consider Case No. 06BAR-00000-00230 for **final approval of a new residence of approximately 4,536 square feet with attached garage of approximately 483 square feet, and new cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,610 square feet and two sheds (all to be demolished). The proposed project will require approximately 295 square feet of cut and approximately 189 square feet of fill. The property is a 1.25 (gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-006, located at **580 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 10/09/06 and 11/13/06) (Jennifer Foster, Will Shepphird appeared)

**ACTION:** Nulty moved, seconded by Maphis and carried by a vote of 5 to 1 (Zilles no, Edwards absent) to grant revised final approval of 06BAR-00000-00230.

**CONDITIONS:**

- **Wrought-iron brackets to be more traditional and read as support brackets.**
- **Chimney cap termination to be painted color to match the plaster.**
- **Eliminate the light and tan colored roof tiles.**
- **All exterior lighting to be low wattage, hooded and cut-off design.**
- **Existing mature perimeter landscaping that provides visual screening shall be maintained and delineated on building set of drawings.**

**PRELIMINARY APPROVAL**

3. **06BAR-00000-00246** Eltinge Garage **605 Juan Crespi Lane**  
06LUP-00000-00886 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Victor Schumacher, architect for the owners, Andrea Eltinge and Dana Newquist, to consider Case No. 06BAR-00000-00246 for **preliminary approval of an attached garage of approximately 400 square feet connected with a vestibule of approximately 40 square feet.** The following structures currently exist on the parcel: residence of approximately 4,493 square feet with attached garage of approximately 763 square feet. The proposed project will not require grading. The property is a 41,000 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-038, located at **605 Juan Crespi Lane** in the Montecito area, First Supervisorial District. (Continued from 10/17/06) (Victor Schumacher appeared)

**ACTION:** Nulty moved, seconded by Ketzell and carried by a vote of 6 to 0 (Edwards absent) to grant preliminary approval of 06BAR-00000-00246. Applicant to return for final on consent.

**4. 06BAR-00000-00256                      Stewart/Kahmann Single Family Dwelling Demo/Rebuild                      90 Butterfly Lane**  
06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509)                      Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **preliminary approval of a new residence of approximately 2,613 square feet with attached garage of approximately 462 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 11/13/06 and 11/27/06) (William Cooper appeared)

**ACTION: Zilles moved, seconded by Maphis and carried by a vote of 5 to 0 to 1 (Edwards absent, Spann recused) to continue 06BAR-00000-00256 to a future meeting. Applicant to return for preliminary.**

**MBAR COMMENTS:**

- **Still finds that the proposed design is too large, too grand for the lot, too large for that end of Butterfly Lane.**
- **The front (west) elevation gives the appearance of a much larger house because of the two story volumes over the dining and living rooms. Gives appearance of a 3,200 square foot house rather than the proposed 2,600 square feet. The two story volumes just add mass to the structure and do not add much light to the interior spaces. Could still have high ceilings in those rooms and windows that add light without having two story volumes.**
- **The front elevation is essentially flat, plain and imposing.**
- **The first and second story fenestration design of the front elevation do not fit each other.**
- **Not much space between proposed front drive and the front façade, a small arch would be better. Approach would still bring you so close to house that it would loom over.**
- **When you return bring a good landscape and lighting plan.**

**PUBLIC COMMENT:**

- **Jill Fensten** – Appreciates their efforts to design something consistent. But still concerned that the size, bulk and scale is too much. Even though technically the lot is big enough for this size [by FAR], because much of lot is taken up by an easement the effective area is smaller. The house at 50 Butterfly would be a good example to follow. Wants access to her house over the easement to be kept open during construction [no blocking by construction vehicles]. Keep easement looking green. Requests she be included in design, greenery of the access easement since it is shared with her.
- **Steve Warner** – would any trees be removed by the railroad? What about moving the gate in from the street? [It's already 16 feet from edge of pavement.]

**5. 06BAR-00000-00168                      Biltmore Seawall                      1281 Channel Drive**  
05CUP-00000-00025 (Errin Briggs, Planner 568-2047)                      Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, Ty Warner Hotels and Resorts, LLC, to consider Case No. 06BAR-00000-00168 for **revised preliminary/revised final approval of approximately 634 linear feet of seawall, replacement of damaged stairway, and installation of new stairway.** The following structures currently exist on the parcel: Coral Casino Beach and Cabana Club and the seawall.

The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 3.29 acre parcel zoned C-V/REC and shown as Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 9/25/06) (Steve Welton, David Van Hoy, Brett Foster appeared)

**ACTION:** Nulty moved, seconded by Maphis and carried by a vote of 6 to 0 (Edwards absent) to grant revised preliminary and revised final approval of **06BAR-00000-00168.**

**CONDITION:**

- **Recommend that the height of the walls on either side of stairs between street and landing be stepped down toward beach approximately four courses of brick, with specific design details to be worked out by designer (maintaining proposed handrail at same height). Purpose for stepping down is to prevent an imposing view as seen from beach and to allow a more visually appealing experience as the stair user passes from the street down to the first landing.**

**PUBLIC COMMENT:**

- **Hugh Boss (Montecito Association)** – Ensuring that public access signage will be maintained.

**6. 06BAR-00000-00083 Slater Single Family Dwelling & Cabana 303 Meadowbrook Drive  
06LUP-00000-00934 (Selena Buoni, Planner 568-2910) Ridgeline: Urban**

Request of Dawn Sherry, agent/architect for the owners, Scott and Margaret Slater, to consider Case No. 06BAR-00000-00083 for **preliminary approval of a new two-story residence of approximately 4,885 square feet (net), with a 800 square foot (net) attached garage and a 600 square foot (net) attached pool cabana below the garage.** The lot is currently vacant. The proposed project will require approximately 331 cubic yards of cut and approximately 50 cubic yards of fill, and no trees are proposed to be removed. The property is a 1.37 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-012, located at 303 Meadowbrook Drive in the Montecito area, First Supervisorial District. (Continued from 5/08/06) (Dawn Sherry, Robert Adams, David Niles appeared)

**ACTION:** Nulty moved, seconded by Maphis and carried by a vote of 6 to 0 (Edwards absent) to grant preliminary approval of **06BAR-00000-00083.** Applicant to return for final.

**MBAR COMMENTS:**

- **Return with lighting, landscaping and final grading/drainage plan at final.**
- **Verify the height measurement; all portions, including top of parapet must meet the 25 feet height limit from existing grade. Superimposing the roof plan over the existing topography aids with this determination.**
- **Gave preliminary approval because Ennisbrook has reviewed it numerous times and has approved it.**
- **Grading outside the building envelope appears to only occur in a small area adjacent to pool. It appears to work for the design of the lot and would be superior to other alternatives to dealing with the pool. Will work with good landscaping. Other restrictions on development areas appear to be private easements, and not building envelope restrictions indicated in tract map conditions of approval, so did not comment on those areas of grading.**





**MBAR COMMENTS:**

- **All members agree, the second story issue has not been addressed satisfactorily. The design still has two stories built right up to the side setbacks, which are only five feet on this lot; house stretches from setback to setback.**
- **If properly design, two stories could be supported. The second story needs to be moved inward off of the setbacks. A good guide would be to set the second story 11.5 feet from the property line (a similar such setback as seen on the property to the north). Be creative with second story plates. Other two story houses in this area have been approved with six or seven ft. plates while vaulting the ceilings, taking advantage of the volume under the roof.**
- **No second story cantilevers.**
- **Appreciates the changes to the front/garage and moving some of the second story back from the front setback.**
- **Roof is not to be shiny. Needs a matte finish.**
- **Next time will need a landscape plan. Timber bamboo is not a good choice for screening. It's invasive, grows fast and too tall and will invade everywhere. There are many good choices for landscape screening at property lines; *Ficus benjamina* is just one example.**
- **Chair Spann, speaking only for himself, would need to see support by the adjacent neighbors before he could support the project.**

**PUBLIC COMMENT:**

- **Tom Salman & Alyson Nethery** (adjacent lot to south) – Only time met with Brownells was in January, not much contact since. Today's plan still has a massive two-story footprint; pushed back 13 feet from road just leaves them feeling their backyard will be fish bowl. Would take away their mountain view and impact an oak tree (not shown on plan) on their lot but near the property line. The Eugenia hedge is growing wild and not working to screen a two story house. Not a good design. A good design would be a help to them and the neighbors.
- **Betsy Zwick** (adjacent to north) – A house with metal roof does not look like "California bungalow" to her, it looks Asian. Son's bedroom looks out over that property – afraid result would be looking into another building. Feels like it would become like an apartment. What would happen to fence if the large palms removed? Thinks it would fall apart.
- **Steve Kulchin** (adjacent to rear) – Proposal is incompatible with neighborhood – small lots, small homes. No contact with neighbors since the last time at MBAR when MBAR directed them to work with the neighbors.
- **Stewart & Deborah Fuss** (letter) – in support of project.
- **Paul Whitehead** (letter) – strongly opposed to two stories.
- **Wes & Lia Holland, Robert & Jennifer Nunez, Jeff Petersen, Elizabeth Peace, Monica Maki, Laurie Hannah, Bohaslav Graeber, Brent Peus, Jill Roberts** (letter) – Support project with two stories; is within guidelines, no modifications or variances proposed or required.

**11. 06BAR-00000-00289 Sewall Single Family Dwelling Addition 768 Ayala Lane**  
06LUP-00000-01038 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Jock Sewall, owner, to consider Case No. 06BAR-00000-00289 for **conceptual review of an addition of approximately 996 square feet to existing residence, trellis of approximately 1,690 square feet, screened porch of approximately 338 square feet, and partial demolition to existing accessory structure, reducing it to approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,500 square feet, artist studio of approximately 1,000 square feet, and storage shed/carport of

approximately 600 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District.

**ACTION: Ketzel moved, seconded by Michaelson and carried by a vote of 4 to 0 (Nulty, Zilles, Edwards absent) to continue 06BAR-00000-00289 to the meeting of December 18, 2006. See Agenda Status Report.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Nulty, and carried by a vote of 5 to 0 (Ketzel, Edwards absent) that the meeting be adjourned until 3:00 P.M. on Monday, December 18, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.*

Meeting adjourned at 6:32 P.M.