



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of December 14, 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 3:15 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Marsha Zilles  
Michele Michaelson  
Raymond Ketzel  
Donald Nulty           Vice Chair  
Anthony Spann       - Chair  
Sam Maphis  
Peter Edwards  
Sharon Foster       - MBAR Secretary  
Allen Bell (in for Alice McCurdy) - Planner III

**COMMITTEE MEMBERS ABSENT:**

Alice McCurdy - Supervising Planner

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 20

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** None

**III. MINUTES:** Edwards moved, seconded by Ketzel and carried by a vote of 6-0-1 (Zilles abstained) to approve the Minutes of November 30, 2009.

**VI. RECOGNITION OF SERVICE TO PETER EDWARDS, RAY KETZEL, AND CLAIRE GOTTSDANKER by Salud Carbajal, First District Supervisor.**

Supervisor Carbajal presented outgoing Montecito Board of Architectural Board of Review members, Peter Edwards and Ray Ketzel and former board member Claire Gottsdanker, with

plaques and thanked them for their service to the Montecito Board of Architectural Board of Review and the citizens of Santa Barbara County.

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|--------------------------|---|----------------------------|
| 1.                       | <b>Schooley New Single Family Dwelling and Garage</b> | <b>800 Oak Grove Drive</b> |
| <b>08BAR-00000-00156</b> |   |                            |
| 08LUP-00000-00347        | (Julie Harris, Planner 568-3518)                      | Ridgeline: N/A             |

Request of Mark Kirkhart, architect for the owners, Greg and Gabrielle Schooley, to consider Case No. 08BAR-00000-00156 for **preliminary approval of a new residence of approximately 3,510 square feet gross (approximately 2,570 square feet net) with a garage of approximately 550 square feet (gross & net)**. The lot is currently vacant. The proposed project will require approximately 50 cubic yards of cut and approximately 480 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-087, located at **800 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 8/25/08)

**MBAR Comments:**

- 1. Overall landscaping looks good. Return with a landscaping plan showing landscaping that would screen fences.**
- 2. Driveway turnaround provides minimal turning area. Re-study with input from arborist.**
- 3. Return with plans that include pool equipment. Integrate equipment into overall project and avoid sitting equipment on property line next to neighbors.**
- 4. Project includes too many exterior lights. Re-study lighting. Use fewer and lower lights (18 feet or less in height). Consider using bollards as opposed to tree-mounted lights. Submit cut sheet of lighting.**

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 7-0 to grant preliminary approval of 08BAR-00000-00156. Project may return for final approval.**

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|--------------------------|--|------------------------|
| 2.                       | <b>Hannaford Single Family Dwelling Demo/Rebuild</b> | <b>970 Lilac Drive</b> |
| <b>09BAR-00000-00145</b> |  |                        |
| 09LUP-00000- 00365       | (Brian Banks, Planner 568-3559)                      | Ridgeline:<br>N/A      |

Request of Chris Keller, agent for the owners, Jule & Elizabeth Hannaford, to consider Case No. 09BAR-00000-00145 for **final 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, 11/30/09)

**Public Comments:**

1. Eva Turnchalk

**MBAR Comments:**

- 1. All tree-mounted lights (LA-3) shall be 20 feet or less in height and shall use the optional honeycomb shield.**
- 2. Reduce the number of tree-mounted lights (LA-3) on the three smaller trees from four to two. The larger oak tree may include four tree-mounted lights (LA-3).**

3. **Light bulbs for the path lights (LA-2) shall be reduced to 10 watts. Path lights (LA-2) shall not be turned-on every night; they may be used as needed for safety purposes.**
4. **Note colors on final plans prior to issuance of permit.**

**ACTION: Maphis moved, seconded by Zilles and carried by a vote of 7-0 to grant final approval of 09BAR-00000-00145.**

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|-----------|--------------------------|--|------------------------|
| <b>3.</b> | <b>09BAR-00000-00110</b> | <b>Bonnymede New Entryway Electric Gate,<br/>Pilasters, Wall and Driveway Improvements</b> | <b>Olive Mill Road</b> |
|           | 09CDH-00000-00008        | (Nicole Mashore Planner, 568-2002)   | Ridgeline: N/A         |

Request of Jennifer Welch, agent for the owners, Michelle Armstrong, Bonnymede Home Owners Association, to consider Case No. 09BAR-00000-00110 for **preliminary/final approval of a new entryway electric gate, pilasters approximately 6’8” in height, a wall of approximately 6’ in height and of 20 linear feet & driveway improvements of approximately 2,000 square feet of new AC.** The following structures currently exist on the parcel: Bonnymede is developed with several buildings that house individual condominium units. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 11.25 acre parcel zoned (PRD) DR-12 and shown as Assessor’s Parcel Number 009-380-CA1 and 009-400-CA1, located at **Olive Mill Road** area in the Montecito area, First Supervisorial District. (Continued from 7/27/09)

**MBAR Comments:**

1. **MBAR suggested (not a condition) that the applicant present working drawings of the gates to MBAR’s chair or vice chair for comment.**
2. **Project does not include any night lights. However, low voltage lights to frame the entrance gate would be acceptable without additional MBAR review.**

**ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary/final approval of 09BAR-00000-00110**

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| <b>4.</b> | <b>09BAR-00000-00191</b> | <b>Encell Accessory Structure</b>      | <b>801 Hot Springs Road</b> |
|           | 09LUP-00000-00492        | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A              |

Request of James Macari, architect for the owner, Dan Encell, to consider Case No. 09BAR-00000-00191 for **conceptual review/preliminary approval of a detached accessory structure (a playhouse and storage structure) of approximately 729 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,348 square feet with attached garage of approximately 425 square feet and a pool & cabana of approximately 424 square feet. The proposed project will require approximately will not require grading. The property is a .89 acre parcel zoned 2.E.1 and shown as Assessor’s Parcel Number 011-260-023, located at **801 Hot Springs Road** in the Montecito area, First Supervisorial District.

**MBAR Comments:**

1. **Provide grading information and calculations for final approval.**
2. **Show existing grade and final grade on architectural elevations.**

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 7-0 to grant conceptual review/preliminary approval of 09BAR-00000-00191. Project may return for final approval.**

**5. 09BAR-00000-00187 Schweitzer New SFD Garage/Guest House 1782 Jelinda Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Laurel Perez, agent for the owners, Jeremy Schweitzer, to consider Case No. 09BAR-00000-00187 for **conceptual review of a new single story family dwelling of approximately 4,000 square feet, a basement of approximately 2,500 square feet an attached garage of approximately 850 square feet, a guest house of approximately 735 square feet and a cabana of approximately 555 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1815 cubic yards of cut and approximately 1815 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District.

**MBAR Comments:**

- 1. Architecture needs work.**
- 2. Garage overwhelms entry as seen from Jelinda Drive.**
- 3. Re-study site plan and grading quantities.**
- 4. Re-study style and historical precedent.**
- 5. Return after project receives "preliminary approval" from Ennisbrook Design Review Board.**

**No action taken. Comments only. (Maphis and Nulty abstained) Project may return for further conceptual review/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 Edwards moved, seconded by Ketzal, and carried by a vote of 5 to 0 (Maphis & Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, January 4, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:05 P.M.