



# COUNTY OF SANTA BARBARA

---

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of December 17, 2007**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

---

Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzell	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

---

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:04 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 Ketzell	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
June Pujo	- Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

**STAFF PRESENT:**

J. Ritterbeck, Planner, Development Review South  
Sarah Clark, Planner, Development Review South  
Nicole Mashore, Planner, Development Review South  
Michelle Gibbs, Planner, Development Review South  
Anne Almy, Supervising Planner, Development Review South

**REPORTERS:** 1.

**NUMBER OF INTERESTED PERSONS:** Approximately 20.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

**III. MINUTES:** Zilles moved, seconded by Michaelson and carried by a vote of 6-0 (Ketzell abstained) to approve the MBAR Minutes of December 3, 2007, as revised.

**III. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Montecito Water District will brief the MBAR on their new draft regulations in late January or February.

**IV. STAFF UPDATE:**

**STANDARD AGENDA:**

**FINAL APPROVAL**

**1. Daniel Single Family**  
**07BAR-00000-00262 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 owner, Mrs. Anne Daniel, to consider Case No. 07BAR-00000-00262 for **final approval of an addition of approximately 484 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 and 11/19/07.) (Sophie Calvin appeared.)

**ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 7-0 to grant final approval of 07BAR-00000-00262.**

**2. Bissell Single Family**  
**07BAR-00000-00173 Dwelling, Garage, Cabana 1119 Alston Road**  
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 5,394 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, 11/05/07 and 11/19/07.) (Glen Deisler and Josh Mon appeared.)

**ACTION: Zilles moved, seconded by Edwards, and carried by a vote of 5-1 (Michaelson no, Maphis recused) to grant final approval of 07BAR-00000-00173.**

**PRELIMINARY APPROVAL**

**3. Grafton/Humphrey Single Family**  
**07BAR-00000-00124 Dwelling and Guesthouse 857 Picacho Lane**  
07LUP-00000-00497 (Nicole Mashore, Planner 568-8068) Ridgeline: N/A

Request of Jeremy Roberts, architect for the owners, Sue Grafton and Steve Humphrey, to consider Case No. 07BAR-00000-00124 for **preliminary approval of a new two-story residence of approximately 5,790 square feet with a basement of approximately 700 square feet; a detached garage of approximately 788 square feet with guesthouse of approximately 755 square feet above; and conversion of the existing residence to a storage structure.** The following structure currently exists on the parcel: residence of approximately 416 square feet. The proposed project will require approximately 474 cubic yards of cut and approximately 411 cubic yards of fill. The property is a 2.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-048, located at **857 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 6/04/07.) (Jeremy Roberts and Martha Degas appeared.)

**ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 7-0 to grant preliminary approval of 07BAR-00000-00124.**

**CONDITIONS:**

- **Address privacy issues due to second story element.**
  - **Screening landscaping.**
  - **Consider privet on south side.**
  - **Consider a 5 and 12 pitch.**
  - **Consider a lower plate height.**
- **Consider sycamores.**
- **Consider permeable pavers on steeper sections.**

**MBAR COMMENTS:**

- **Siting and architecture is okay.**
- **Drainage is okay.**

**PUBLIC COMMENT:**

- **Val Montgomery** – Expressed concern with drainage.
- **Harris C.** – Expressed concern with drainage.

<b>4.</b>	<b>07BAR-00000-00267</b>	<b>Dene Cabana &amp; Pool Equipment</b>	<b>416 Camphor Place</b>
	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 **preliminary approval of a new cabana of approximately 704 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. (Continued from 11/19/07.)

**ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 6-1 (Michaelson no) to grant preliminary approval of 07BAR-00000-00267.**

**MBAR CONDITION:**

- **Use olive 24-inch box trees.**

## CONCEPTUAL REVIEW

5. 07BAR-00000-00180 Levine/Leichtman Single Family Dwelling 819 San Ysidro Lane  
07LUP-00000-00560 Addition, Cabana, Green House (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architects for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **further conceptual review and preliminary approval of a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,420 square feet and second floor addition of approximately 930 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,320 square feet with a detached garage of approximately 540 square feet (to be demolished) and detached studio of approximately 460 square feet. The proposed project will require approximately 650 cubic yards of cut and 650 cubic yards of fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07 and 10/22/07.) (Sarah Brar, Mark Appleton and Richard Bartley appeared.)

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

### **MBAR COMMENTS:**

- **Constrain the bedroom.**
- **Add more plantings onsite.**
- **Concerned with size.**

### **PUBLIC COMMENT:**

- **Rich Heinburg** – Expressed concern with size and onstreet construction parking.

6. 07BAR-00000-00289 Schnell SFD Demo/Rebuild 700 East Mountain Drive  
07LUP-00000-00851 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **further conceptual review of a new one-story residence of approximately 4,188 square feet, a basement of approximately 1000 square feet with an attached garage of approximately 795 square feet; a detached guesthouse of approximately 748 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 guesthouse 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. (Continued from 11/19/07.) (Michael Stroh appeared.)

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

**MBAR COMMENTS:**

- **Landscaping on eastern side of the property is too pinched.**
- **Driveway appears too close to the property line.**
- **Need 4-5 feet for plantings along edges.**
- **Reduce width of house.**
- **Maintain cascade plantings.**

7. **07BAR-00000-00317** **Nigro New SFD/Cabana/  
Gatehouse/Shed** **1664 East Valley Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **conceptual review of a new two-story residence of approximately 6,521 square feet (proposed 2,868 square foot first floor and 3,653 square foot second floor) with an attached garage of approximately 902 square feet; a pool cabana of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 373 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District. (Michael Stroh appeared.)

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

**MBAR COMMENTS:**

- **Design still needs some work.**
- **Provide a neighborhood study.**
- **Provide calculations for square footage, FAR, etc.**
- **Erect story poles with flags prior to and for next meeting; include second story perimeter, ridgeline, top of hips and corner poles.**
- **Need a drainage plan.**

**PUBLIC COMMENT:**

- **Bonnie & John Hendricks** – Expressed concern regarding drainage; does not want trees on her property.

8. **07BAR-00000-00318** **Dougherty Second  
Floor Addition** **588 Paso Robles Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Suzanne and Stephen Dougherty, to consider Case No. 07BAR-00000-00318 for **conceptual review of a new second story addition of approximately 921 square feet.** The following structures currently exist on the parcel: residence of approximately 2,321 square feet, detached garage of approximately 380 square feet and a detached guest house of approximately 539 square feet. The proposed project will not require grading. The property is a 15,300 square foot parcel zoned 7-R-1 and shown as



**PUBLIC COMMENT:**

- **Dick Thielscher** – Concerned with the view from the 101 of a massive, tall, not cottage-style development.
- **Ted Buergey** – Concerned that is too much of a project.
- **Candice Buergey** – Concerned with massing, bulk, scale and too many large flat surfaces; and that it does not have a cottage feel.
- **William Jones** – Supports the project.
- **Larry Archibald** – Concerned with eliminating views of mountains from the beach; concerned that the ballroom and lanais do not fit in with the residential character; and feels that the main building is 3½ times larger than Vons and Santa Barbara Bank & Trust combined.
- **Leslie Hovey** – Supports the project.
- **Harry Hovey** – Supports the project.
- **Laura & Mike Lodato** – Support the project.
- **Nina Terzian** – Supports the project.
- **Cliff Ghersen** – Supports the project.
- **Greg Huglin** – Supports the project but may have an issue with bungalow heights.
- **Steve Traxler** – Supports the project.
- **Tina Datta** – Supports the project.
- **Bob Hazard** – Supports the project.
- **Paul Madsen** – Concerned with Oak Creek flooding.
- **Pamela Boehr** – Not cottage style; concerned with closing Miramar Lane.
- **Mark Bacon** – Supports the project.
- **Kandy Luria-Budgor** – Supports the project.
- **Mary Bell snow** – Supports the project.
- **Mindy Denson** – Supports the project.
- **Floyd & Diane Wicks** – Support the project.
- **Beth & Bill Jones** – Support the project.
- **Frances Robin** – Concerned about the “large front mass,” noise and project height.
- **Laine & Peter Melnide** – Support the project.
- **Philip & Elizabeth Hogan** – Support the project.
- **Marilyn Rea** – Supports the project.
- **Edward & Suzanne Eubanks** – Support the project.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Zilles, and carried by a vote of 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, October 8, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 8:10 P.M.

G:\GROUP\PC\_STAFF\WP\MONTECITO\MBAR\MINUTES\2007\12-17-07 MINUTES.DOC-