

# COUNTY OF SANTA BARBARA

CATHLEEN GARNARD  
COUNTY PUBLIC WORKS  
WATER

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of August 13, 2007**

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	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 3:03 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  
David Villalobos - MBAR Secretary  
Michelle Gibbs - Planner III

**COMMITTEE MEMBERS ABSENT:** None.

## STAFF MEMBERS PRESENT:

Travis Cleveland, Planner, Development Review  
Selena Buoni, Planner, Development Review  
J. Ritterbeck, Planner, Development Review  
Sarah Clark, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 10

## ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Edwards moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to adopt the following changes to the agenda:

Item No. 2 – McKinley SFD Addition (06BAR-00000-00008) – Continued to the MBAR meeting of September 24, 2007.

**III. MINUTES:** Nulty moved, seconded by Edwards and carried by a vote of 5 to 0 to 1 (Maphis absent; Ketzel abstained) to approve the Minutes of July 30, 2007.

**IV. MONTECITO CONSENT AGENDA:**

- |             |  |                            |
|-------------|--|----------------------------|
| <b>C-1.</b> | <b>Black Single Family<br/>Dwelling Addition/Remodel</b> | <b>329 San Ysidro Road</b> |
|             | <u>07BAR-00000-00158</u>                                 |                            |
|             | 07LUP-00000-00411 (Amy Trester, Planner 568-3116)        | Ridgeline: N/A             |

Request of Harrison Design Associates, architect for the owner, Noel Black, to consider Case No. 07BAR-00000-00158 for preliminary/final approval on consent of a master suite addition of approximately 596 square feet, a deck of 172 square feet and a master bed/kitchen remodel of approximately 289 square feet. Also proposed is a new pool and conversion of the (unpermitted) guesthouse to a pool cabana. The following structures currently exist on the parcel: a residence of approximately 1,720 square feet with a detached garage of approximately 912 square feet, and guesthouse of approximately 556 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-037, located at 329 San Ysidro Road in the Montecito area, First Supervisorial District. (Continued from 7/02/07 and 07/16/07)

**ACTION:** ~~Ketzel moved, seconded by Edwards, and carried by a vote of 5 to 0 (Maphis absent; Spann recused) to grant preliminary and final approval on consent of 07BAR-00000-00158.~~

- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** On August 29, 2007, Tony Spann and Marsha Zilles will be attending the Montecito Planning Commission meeting on the staff briefing to the Commission on the RMZ/REC zone districts. They will be there to help answer questions of the Commission on how the Montecito Architectural Guidelines are applied in these zone districts. All MBAR members are invited, however in order to notice the meeting properly, they need to let staff know whether there would be an MBAR quorum during the meeting. Tony and Marsha may also request feedback from the Commission on whether sustainable design issues can be addressed in the Montecito Architectural Guidelines.

**VI. STAFF UPDATE**

**STANDARD AGENDA:**

**DISCUSSION ITEM**

- 1. NPDES Storm Water Permit**  
(Cathleen Garnard, Civil Engineer, Public Works Department 568-3561)

Staff from Project Clean Water, Public Works Department, will provide a briefing of the County's program to implement the NPDES General Permit for storm water discharges. The permit itself covers many areas, including a requirement to protect water quality from new development and redevelopment through the use of bioswales, pervious paving, storm water detention, etc. One of the permit requirements is to evaluate our procedures and practices for permitting new development. This presentation will include a report on that evaluation and improvements that can be made to assure that the county complies with the NPDES permit requirements for new development.

**Informational briefing from Cathleen Garnand of the County's Water Agency to the MBAR members. No action taken.**

**FINAL APPROVAL**

2. **06BAR-00000-00008** **McKinley Single Family Dwelling Addition** **1520 Las Tunas Road**  
07LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **final approval of demolition of an existing 3,299 square foot residence and 1,118 square foot garage and construction of a new residence of approximately 5,758 (net) square feet with a detached 940 square foot garage and removal of an existing pool. The new residence would have a maximum height of approximately 31 feet. Also included in the proposal is a new pool, new driveway with motor court and associated retaining walls.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with detached garage of approximately 1,118 square feet (to be demolished). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, 4/10/06, and 6/18/07)

**ACTION:** ~~Edwards moved, seconded by Michaelson, and carried by a vote of 6 to 0 (Maphis absent) to continue 06BAR-00000-00008 to the MBAR meeting of September 24, 2007. See Agenda Status Report.~~

3. **05BAR-00000-00313** **Gibbons Terrace** **1136 Glenview Road**  
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavoian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **final approval of a new main residence terrace of approximately 471 square feet.** The following structure currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 11/27/06, 1/08/07, 2/05/07, and 2/26/07) (Peter Kavoian appeared)

**ACTION:** Nulty moved, seconded by Edwards, and carried by a vote of 7 to 0 to grant final approval of 05BAR-00000-00313.

**MBAR COMMENT:**

- Project is appropriate.

**PRELIMINARY APPROVAL**

4. **07BAR-00000-00036** **Pieper Garage and Entry/Atrium Addition** **41 Ridgeview Road**  
07LUP-00000-00285 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of John Eisenbeisz, EDS, architect for the owners, Kemp and Susan Pieper, to consider Case No. 07BAR-00000-00036 for **preliminary/final approval of a new attached garage (with loft) of approximately 964 square feet and an entry/atrium addition of approximately 141 square feet.** The following structures currently exist on the parcel: residence of approximately 2,202 square feet and carport of approximately 702 square feet (to be demolished). The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-009, located at **41 Ridgeview Road** in the Montecito area, First Supervisorial District. (Continued from 3/26/07) (John Eisenberg appeared)

**ACTION:** Ketznel moved, seconded by Maphis, and carried by a vote of 7 to 0 to grant preliminary and final approval of 07BAR-00000-00036.

**MBAR COMMENT:**

- Please show the proposed roof pitches, verifying that they are 4 and 12 or greater.

5. 07BAR-00000-00063 Lawarre Dwelling Addition and Garages 1599 East Valley Road  
07LUP-00000-00322 (Travis Cleveland, Planner, 568-2054) Ridgeline: N/A

Request of Ray Ketznel, Ketznel and Goodman, architect for the owner, William Lawarre, to consider Case No. 07BAR-00000-00063 for preliminary/final approval of an addition of approximately 3,586 square feet (including partial demolition of approximately 2,833 square feet, for a net gain of approximately 684 square feet) to the existing residence, an attached 1-car garage of approximately 331 square feet, an attached 2-car garage of approximately 563 square feet, and an attached 3-car garage of approximately 877 square feet, and relocation of basement stairs. The following structures currently exist on the parcel: two-story residence of approximately 7,206 square feet, basement of approximately 1,080 square feet, detached 6-car garage of approximately 1,104 square feet (to be demolished), and 2 pre-fabricated carports of approximately 640 total square feet (to be demolished). The proposed project will require 20 cubic yards of cut and 100 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-220-060, located at 1599 East Valley Road in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 4/23/07) (Stephen Young, Mark Rios, Mindy Wolfe, Jerry Goodman, Rita Gronhoud appeared)

**ACTION:** Edwards moved, seconded by Zilles, and carried by a vote of 6 to 0 (Ketznel recused) to grant preliminary and final approval of 07BAR-00000-00063.

**MBAR COMMENTS:**

- The parapet change on the west courtyard elevation is appropriate.
- On the south elevation, use the horizontal transom windows similar to the windows on the east elevation.

6. Halstead LLC Single Family  
07BAR-00000-00049 Dwelling and Cabana 1398 Oak Creek Canyon Road (Lot 7)  
07LUP-00000-00280 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for preliminary approval of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, pool cabana of approximately 317 square feet, new driveway, hardscaping, and retaining walls. The lot is currently vacant. The proposed project will require approximately 3,975 cubic yards of cut and approximately 1,307 cubic yards of fill. Six oak trees are proposed to be removed, and four others will be impacted by the driveway. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at 1398 Oak Creek Canyon Road (Lot 7) in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, and 7/16/07) (Robert Foley, Chuck McClure, Chris Jacobs appeared)

**ACTION:** Michaelson moved, seconded by Maphis, and carried by a vote of 5 to 0 (Ketznel, Nulty recused) to grant preliminary approval of 07BAR-00000-00049. Applicant may return for final.

**MBAR COMMENTS:**

- Break up the 5-foot retaining wall with something else other than just vine (e.g., additional agave), to soften the screening of the wall.
- Use a plant species that cascades over the retaining walls rather than *Ficus* (e.g., rosemary).
- Add trees in the 5-foot area on the mid-level terrace to help screen the retaining walls as well.
- Findings to allow the grading to exceed 1,500 cubic yards were made due to the fact that the excess grading is primarily necessary to bring the height of the retaining walls down.

**CONCEPTUAL REVIEW**

7.	<b>Dalziel Single Family</b>	<b>1251 East Valley Road</b>
	<b>Dwelling Additions and Wall</b>	<b>Ridgeline: N/A</b>
	07BAR-00000-00186	
	07LUP-00000-00353 (J. Ritterbeck, Planner 568-3509)	
	07CUP-00000-00041	
	07VAR-00000-00003	

Request of William J. Dalziel, owner, to consider Case No. 07BAR-00000-00186 for **conceptual review of as-built additions of approximately 594 square feet to the existing residence, and as-built wall exceeding 6 feet in height.** The following structures currently exist on the parcel: single-story residence of approximately 900 square feet with an attached garage of approximately 246 square feet and guesthouse of approximately 393 square feet. The proposed project will not require grading. The property is a 0.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-030-010, located at **1251 East Valley Road** in the Montecito area, First Supervisorial District. (Bill Dalziel appeared)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final following MPC review. The following comments were made:**

**MBAR COMMENTS:**

- MBAR can make findings to support a variance to the front, side, and rear setbacks given that the site is severely constrained by the size of the parcel and the adjacent creek. In addition, the masonry and detailed wood work on the house is aesthetically pleasing, unique, and appropriate.
- MBAR supports the request to permit the as-built 7.5-foot high wall in the front yard setback as well because it does not loom over the road and given the large number of accidents that have occurred near the house, is necessary for protection.

8.	<b>Gunderson Single Family</b>	<b>634 Cowles Road</b>
	<b>Dwelling Demolition and Rebuild</b>	<b>Ridgeline: Urban</b>
	06BAR-00000-00242	
	06LUP-00000-00869 (J. Ritterbeck, Planner 568-3509)	

Request of David Ferrin, architect for the owner, Paul Gunderson, to consider Case No. 06BAR-00000-00242 for **further conceptual review and preliminary approval of new residence of approximately 3,727 square feet with attached garage of approximately 520 square feet.** The following structures currently exist on the parcel: residence of approximately 1,532 square feet with attached garage of approximately 318 square feet (both to be demolished), and guesthouse of approximately 666 square feet. The proposed project will require approximately 550 cubic yards of cut and approximately 360 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-016, located at **634 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 10/23/06) (David Ferrin, Julie Gunderson, Paul Gunderson appeared)

**Project received further conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:**

**MBAR COMMENTS:**

- Please add landscaping along the eastern property line to increase screening of the new house.
- Add measures to slow down sheet flow off the property in the north and west direction. Consider adding a bioswale north and west of the new house. Also, maximize the use of pervious surfaces in the driveway and motor court.
- Please bring landscaping plans next time and show proposed hardscaping on these plans as well.
- Please bring a lighting plan next time. All lights must be shielded.
- Please bring working drawings and color boards, rather than xerox copies of color boards, next time.
- Ok to remove story poles.

**PUBLIC COMMENT:**

- **Thadiaz King** - Concerned with the increase in runoff associated with the project and subsequent sheet flow towards his property. The lot line between his property and the Gundersons' property needs to be resolved. Given that the existing guesthouse would be resided in by the owners while the new residence is being constructed, he requests confirmation that the guesthouse would not continue to be used as a residence after the primary residence is constructed. Concerned with an increase in night lighting and would like to see the lighting plan.

9. 07BAR-00000-00201                      771 Garden Lane Trust Guesthouse                      771 Garden Lane  
07LUP-00000-00201 (Jim Heaton, Planner 568-2516)                      Ridgeline: N/A

Request of Odom Stamps, architect for the owners, 771 Garden Lane Trust, to consider Case No. 07BAR-00000-00201 for **conceptual review of conversion of the existing carport to be a guesthouse of approximately 552 square feet with new exterior deck of approximately 243 square feet.** The following structures currently exist on the parcel: residence of approximately 10,597 square feet with basement of approximately 2,038 square feet, pool house of approximately 908 square feet, guard house of approximately 381 square feet, exercise/laundry building of approximately 1,150 square feet, carport of approximately 500 square feet, and attached garage of approximately 1,739 square feet (551 square feet at guard house). The proposed project will require approximately 20 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 5.56 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Odom Stamps, Joe Derio, Chad appeared)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:**

**MBAR COMMENTS:**

- Please show the proposed caissons on the elevations.
- Because the project would have minimal impact on the slope and because its location is internal to the property, the project is appropriate.
- Please show existing vegetation surrounding the caissons and add landscaping to help screen the caissons to make the new guesthouse blend better into the hillside.

10. **Geyer Single Family**  
07BAR-00000-00172 Dwelling Addition/Remodel 2110 East Valley Road  
07LUP-00000-00454 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Will and Maggie Geyer, to consider Case No. 07BAR-00000-00172 for **conceptual review of a kitchen addition of approximately 58 square feet and remodel of approximately 1,392 to the existing residence, bath addition of approximately 106 square feet to an existing accessory structure, new pergola of approximately 263 square feet, new site wall 6 feet 6 inches in height and 40 feet in length at master bath garden, and new stone paths.** The following structures currently exist on the parcel: residence of approximately 3,871 square feet with a detached 2-car garage of approximately 300 square feet, accessory building of approximately 534 square feet, and guesthouse of approximately 510 square feet. The proposed project will not require grading. The property is a 1.90 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-140-017, located at 2110 East Valley Road in the Montecito area, First Supervisorial District. (Peter Becker, Maggie Geyer appeared)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent. The following comment was made:**

**MBAR COMMENT:**

- **Project is appropriate.**

11. **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 **conceptual review of a new two-story residence of approximately 5,490 square feet with an attached 3-car garage of approximately 798 square feet, cabana of approximately 800 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. (Glen Deisler, Joe Bissell, Josh appeared)

**Project received conceptual review only. No action taken. Spann and Maphis recused from discussion of this item. Applicant may return for preliminary. The following comments were made:**

**MBAR COMMENTS:**

- **Story poles and a site visit are requested. Please story pole the two story element. Please string the highest ridgeline and the front corners of the second story element to the highest ridgeline.**
- **Please maximize the use of pervious surfaces on the motor court.**
- **Please bring lighting plan next time and ensure that all lights are shielded.**

**PUBLIC COMMENT:**

- **Robert Rau - The owner also owns the parcel across the street of the proposed project, therefore, he is concerned that construction vehicles would be staged across the street and traffic back and forth between the two lots could disrupt traffic on the road. He wants to be assured that the new house is safe.**

- **Jim Riley:** Was concerned with privacy issues and adequate screening of the new residence, however, after meeting with the owner, his issues have been addressed. He and the owner agreed that landscaping would be installed before construction of the house and where there are gaps in the landscape screening of the house, additional landscaping would be added after the house is built. If these measures are implemented, he is in support of the project.

**Levine/Leichtman Single Family Dwelling**

12. 07BAR-00000-00180                      Addition, Cabana, Green House                      819 San Ysidro Lane  
 07LUP-00000-00560 (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architect for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **conceptual review of the partial demolition of approximately 236 square feet, first floor addition of approximately 1,725 square feet and second floor addition of approximately 1,174 square feet to the existing residence, new basement of approximately 1,512 square feet, new attached garage of approximately 619 square feet, gym/cabana of approximately 800 square feet, and green house of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,317 square feet with a detached garage of approximately 535 square feet (to be demolished) and detached studio of approximately 440 square feet. The proposed project will require approximately 650 cubic yards of cut and 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. (Paul Williger, Sarah Briar appeared)

**Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:**

**MBAR COMMENTS:**

- **The house is way over the Montecito Architectural Guidelines' recommended Floor Area Ratio, and in addition, there are proposed new accessory structures. Please bring a Floor Area Study of the surrounding neighborhood next time.**
- **Please restudy the proposed second story to the garage. The shear wall on the setback line is too massive. Please step the second story back from the first story on the east elevation. MBAR has concerns regarding the removal of one oak tree and the potential for the need to extensively prune the second tree near the garage in order to construct the second story.**
- **Story poles and a site visit are requested.**
- **Please show the proposed construction staging and parking areas on the plans.**
- **Please submit an arborist report to the planner prior to returning to MBAR.**
- **Please bring landscaping plans next time.**

**PUBLIC COMMENT:**

- **Rick Heinberg -** The new house appears too big for the size of the lot. Already has a view of the garage; he is concerned with his views of the garage with the addition of a second story to the garage. The parcel has limited parking; concerned with off-street parking of guests and concerned that construction vehicles would be parking offsite as well.

**Gaba Single Family**

13. 07BAR-00000-00209                      Dwelling Addition/Remodel                      1060 Channel Drive  
 07CDH-00000-00024 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Hal Gaba, to consider Case No. 07BAR-00000-00209 for **conceptual review of a remodel of approximately 2,800 square feet**



**and an addition of approximately 1,582 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,320 square feet with detached garage of approximately 796 square feet, basement of approximately 307 square feet, guesthouse of approximately 800 square feet, and BBQ pavilion of approximately 365 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Tom Ochsner appeared)

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final following MPC review. The following comments were made:**

**MBAR COMMENT:**

- **Project is appropriate.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Ketzel, and carried by a vote of 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, August 27, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 7:03 P.M.

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SANTA BARBARA COUNTY  
WATER RESOURCES