

# COUNTY OF SANTA BARBARA



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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of March 14, 2011**

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>
Bill Palladini	Don Nulty - <b>Vice Chair</b>
Sam Maphis	Sharon Foster - <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy - <b>Supervising Planner</b>

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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 3:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Dave Mendro  
Marsha Zilles  
Bill Palladini  
Anthony Spann - Chair  
Sam Maphis  
Derrick Eichelberger  
Sharon Foster - MBAR Secretary  
Anne Almy - Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Donald Nulty - Vice Chair

**REPORTERS:** None present

**NUMBER OF INTERESTED PERSONS:** 5

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT: AGENDA STATUS REPORT:** Palladini moved, seconded by Zilles and carried by a vote of 5 to 0 (Maphis & Nulty absent) to: adopt the following changes to the agenda.

**11BAR-0000-00002- Hannaford Single Family Dwelling Revision - Continued to a future MBAR meeting at the request of the applicant.**

**III. MINUTES:** Palladini moved, seconded by Eichelberger and carried by a vote of 5-0-1 (Nulty absent, Spann abstained) to approve the Minutes of February 28, 2011.

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None

**VI. STAFF UPDATE:** No staff updates.

**STANDARD AGENDA:**

- |    |                                                      |                                 |
|----|------------------------------------------------------|---------------------------------|
| 1. | <b>Hannaford Single Family<br/>Dwelling Revision</b> | <b>970 Lilac Drive</b>          |
|    | 11BAR-00000-00002                                    | Ridgeline: N/A                  |
|    | 11RVP-00000-00001                                    | (Brian Banks, Planner 568-3559) |

Request of Chris Keller, architect for the owners, Jule & Elizabeth Hannford, to consider Case No. 11BAR-00000-00002 for revised final approval of an approved project. The revision is to the window layout of the Master Bath, deletion of 2 partial height walls, deletion of an outdoor shower, and minor landscape change to add new plantings.. The following structures are currently being built on the parcel: a two story single family residence, with the first floor being approximately 2,750 square feet, the first floor being approximately 850 square feet an attached garage of approximately 473 square feet and a guest house of approximately 398 square feet. The proposed project will require approximately 25 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 1/24/11, 2/28/11)

**ACTION: Palladini moved, seconded by Zilles, and carried by a vote of 5 to 0 (Maphis & Nulty absent) to continue 11BAR-00000-00002 to a future MBAR meeting. See Agenda Status Report.**

- |    |                                |                                        |
|----|--------------------------------|----------------------------------------|
| 2. | <b>Pulice Exterior Remodel</b> | <b>296 Las Entradas Drive</b>          |
|    | 10BAR-00000-00194              | Ridgeline: N/A                         |
|    | 11CDP-00000-00011              | (Kimberely McCarthy Planner, 568-2005) |

Request of Tom Bollay, architect for the owners, Ron & Stacy Pulice, to consider Case No. 10BAR-00000-00194 for preliminary/final approval of exterior changes, window and door additions to the already existing single family residence of approximately 10,700 square feet. The following structures currently exist on the parcel: a two story single family residence with the first floor being approximately 5,193 square feet, the second floor being approximately 5,091, and the basement of approximately 2,222 square feet, an attached garage of approximately 761 square feet, a guest house of approximately 677 square feet and an accessory structure of approximately 756 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-024, located at 296 Las Entradas Drive in the Montecito area, First Supervisorial District. (Continued from 12/20/10)

**Public Comment:**  
Kellem de Forest

**ACTION: Maphis moved, seconded by Eichelberger, and carried by a vote of 6 to 0 (Nulty absent) to grant preliminary/ final approval of 10BAR-00000-00194.**

**PRELIMINARY APPROVAL**

- |    |                                                   |                                 |
|----|---------------------------------------------------|---------------------------------|
| 3. | <b>Luck Lucky Trust SFD Addition &amp; Loggia</b> | <b>566 Picacho Lane</b>         |
|    | 10BAR-00000-00036                                 | Ridgeline: N/A                  |
|    | 10LUP-00000-00435                                 | (Brian Banks, Planner 568-3559) |

Request of Susette Naylor architect for the owner, Luck Lucky Trust, to consider Case No. 10BAR-00000-00036 for a preliminary/final approval of new open air loggia of approximately 391 square feet and an addition of approximately 374 square feet to the single family dwelling. The following structures currently exist on the parcel: single family residence of approximately 4046 square feet with an attached garage of approximately 627 square feet. The proposed project will require approximately 14 cubic yards of cut and approximately 141 cubic yards of fill. The property is a 1.25 acre

parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-002, located at 566 Picacho Lane in the Montecito area, First Supervisorial District. (Continued from 3/22/10, 11/22/10)

**ACTION:** Nulty moved, seconded by Maphis, and carried by a vote of 6 to 0 (Nulty absent) to grant revised preliminary/ final approval of 10BAR-00000-00036.

4. 11BAR-00000-00007 Bruss Demo/New SFD 645 San Ysidro Road  
11BAR-00000-00038 (Kimberley McCarthy, 568-2005) Ridgeline: N/A

Request of Richard Starnes, architect for the owner, Wendy Bruss, to consider Case No. 11BAR-00000-00007 for preliminary approval of new two story single family dwelling with the first floor being approximately 2,931 square feet, the second story being 1,766 square feet, a basement of approximately 1,105 square feet. an attached garage of approximately 882 square feet and a pool house of approximately 800 square feet. The following structures currently exist on the parcel: a single family dwelling of approximately 1,012 square feet and an attached carport of approximately 340(all to be demolished). The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-009, located at 645 San Ysidro Road in the Montecito area, First Supervisorial District. (Continued from 2/7/11) (Appearing: Richard Starnes)

**Public Comment:**

Kellem de Forest  
Letter: Mark Dishop

**MBAR Comments:**

1. South elevation needs more articulation, very stark appearance, not like the rest of house.
2. All the chimney caps are the same. Would be nice to alter design for some of them.

**ACTION:** Nulty moved, seconded by Maphis, and carried by a vote of 6 to 0 (Nulty absent) to grant preliminary approval of 11BAR-00000-00007 with the conditions:

1. Restudy as preference to keep and transplant the 7" oak: it may be successful as the oak is still small. Alternate; new oaks should be 24" box; 15 oaks would be hard to add given the number of mature trees already on site-work with planner to see if a smaller number of oaks could be accommodated at the 24" box size.
2. Add exterior colors and materials to plan elevations.
3. Return with final exterior lighting plan Project to return with final landscape plan.
4. Remove trellis from plans as it is no longer a part of the project.

**CONCEPTUAL REVIEW**

5. 11BAR-00000-00024 Van Vliet Addition and Remodel 1717 Fernald Point Lane  
11CDH-00000-00008 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Alan & Kathryn Van Vliet, to consider Case No. 11BAR-00000-00024 for a conceptual review of an addition of 10 square feet to the existing one story single family dwelling, a second story addition of approximately 396 square feet, an addition to the attached garage of approximately 119 square feet. New fencing, walls and entry gates are proposed as well. The following structures currently exist on the parcel: a one story single family dwelling of approximately 3,302, an attached garage of approximately 658 square feet, and an attached carport of approximately 119 square feet. The proposed project will require approximately 72 cubic yards of cut and approximately 26 cubic yards of fill. The property is a .42 acre parcel zoned 1-E-1 and shown as

Assessor's Parcel Number 007-380-021, located at 1717 Fernald Point Lane in the Montecito area, First Supervisorial District. (Appearing: Jennifer Foster, Alan Van Vliet, Cary Gepner)

**Public Comment:**

Kellem de Forest

Letters: Peggy Dent, Mullen & Henzell, LLP, Mark & Linda Schwartz

**MBAR Comments:**

1. Project changes to driveway and garage appear to be an improvement over the existing situation.
2. Set back new wall/fence enough from driveway easement to provide room for plantings to screen/soften the wall/fence.
3. Provide details for the concrete pilasters of the wall/fence.
4. Might be nice if second story set back further from the south; story poles will help determine.
5. Relation of the new addition height and deck to the south property important.
6. Site visit and provide story poles for the second floor.

Project received comments only. Nulty absent from discussion. The project may return for preliminary approval with of the approval of the planner.

6.	<u>10BAR-00000-00143</u>	<u>Booth New Single Family Dwelling &amp; Garage</u>	<u>1795 Fernald Point Lane</u>
	11CDH-00000-00009	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Nueman Mendro Andrulitus, architect for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for further conceptual review of a new two story single family dwelling with the first floor being approximately 1,820 square feet and the second floor being approximately 857 square feet and a detached garage of approximately 483 square feet. The house has been moved back towards the north by 7 square feet and the height of the perimeter wall was reduced to 6 feet. No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a .27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at 1795 Fernald Point Lane in the Montecito area, First Supervisorial District. (Continued from 10/11/10, 12/6/10) (Appearing: Jennifer Foster, Andy Nueman, Mary Andrulitus)

**Public Comments:**

John Klink

Kellem de Forest

**MBAR Comments:**

1. Elimination of the second story element at the south end of the house is a good improvement; improves the views for most of east elevation of house to west.
2. Setback from the "string line" is positive and respects views of the neighbor to the west.
3. Members present are split on the architecture-half like the design, which reflects the adjacent home to the east, other half prefers to see something between the house to the east and the house to the west.
4. Softening and screening are extremely important with the proposed architecture.
5. Restudy wall footings and landscape (including landscape height) along west property boundary between this site and house on west.
6. One member suggests studying a green roof for the project since roof is flat.
7. Erect story poles for whole of the house to study the following:

8. Although second story removed from south end of house, MBAR wants to see how the height of the one story and chimney element relates to house on the east.
9. One alternative for chimney is to replace with narrower metal design. Setback on west side if good; setback on east side is problematic. MBAR not ready to decide whether proposed setback modification on the east side is acceptable.

Project received comments only. Nulty was absent from discussion. Eichelberger & Mendro recused themselves from the discussion. The project may return for preliminary/final approval with the approval of the planner.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Palladini, and carried by a vote 4 to 0 (Nulty, Mendro & Eichelberger absent) that the meeting be adjourned until 3:00 P.M. on Monday, March 28, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:08 P.M.