



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of February 9, 2009

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzel	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, 3:04, at P.M., in the Santa Barbara County Engineering Building, Room 17, and 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
June Pujo - Supervising Planner

COMMITTEE MEMBERS ABSENT:

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 30.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

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

Item #12- Raith New Residence, Garage, Workshop and Cabana- 08BAR-00000-00272- Continued to the March 9th meeting.

III. MINUTES: Michaelson moved, seconded by Ketzel and carried by a vote of 4 to 0 (Zilles, Maphis, Nulty absent) to approve the Minutes of January 26, 2009 with a revision.

FINAL APPROVAL

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|--------------------------|--|----------------------------|
| 1. | Lindsey Single Family
 Dwelling and Guest House | 2020 Creekside Road |
| 05BAR-00000-00177 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |
| 07CDP-00000-00098 | | |

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **final approval of a new two-story residence of approximately 4,958 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 275 square feet, trellis of approximately 301 square feet, second floor deck of approximately 188 square feet, and a guest house of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District. (Continued from 9/10/07 & 1/07/08, 2/11/08)

MBAR Comments:

1. Colors are fine.
2. Landscape is okay. MBAR favors olives over sycamores for the five trees on the street side.

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 6-0 (Zilles absent) to grant final approval of 05BAR-00000-00177.

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| 2. | Dougherty Second
 Floor Addition | 588 Paso Robles Drive |
| 07BAR-00000-00318 | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |
| 07LUP-00000-00899 | | |

Request of Chris Dentzel, architect for the owners, Suzanne and Stephen Dougherty, to consider Case No. 07BAR-00000-00318 for **final approval of a first floor addition of approximately 338 square feet and a new second story addition of approximately 583 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 Assessor's Parcel Number 013-141-014, located at **588 Paso Robles Drive** in the Montecito area, First Supervisorial District. (Continued from 12/17/07, 2/11/08.)

MBAR Comments:

1. West side landscaping is okay.

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 6-0 (Zilles absent) to grant final approval of 07BAR-00000-00318.

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| 3. | Music Academy of the
 West Phase 2 Addition/Remodel | 1070 The Fairway |
| 07BAR-00000-00252 | (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A |
| 08CDP-00000-00045 | | |
| 08SCD-00000-00021 | | |

Request of Thomas Bollay, architect for the owner, The Music Academy of the West, to consider Case No. 07BAR-00000-00252 for **final approval of a partial demolition of approximately 1,262 square feet, remodel of approximately 13,847 square feet, basement addition of approximately 5,801 square feet and first floor addition of approximately 5,231 to the existing administration building, courtyard and associated landscaping.** The following structures currently exist on the parcel: recital hall building of approximately 11,340 square feet, administration building of approximately 14,980 square feet, residence building of approximately 1,270 square feet, two retail buildings of approximately 2,540 total square feet, and four practice studio buildings of approximately 14,240 total square feet. The proposed project will require approximately 2,090 cubic yards of cut, approximately 152 cubic yards of fill, and approximately 1,938 cubic yards of export. The property

consists of 9.04 total acres zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-029 and -030 and, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. (Continued from 10/08/07, 9/08/08.)

Public Comment: Michael Cook.

MBAR Comments:

1. **Lighting is okay.**
2. **Consider chip seal or other material instead of asphalt in the entrance courtyard**
3. **Advise planner to watch potential for night lighting glow.**

ACTION: Nulty moved, seconded by Zilles and carried by a vote of 7-0 to grant final approval of 07BAR-00000-00252.

PRELIMINARY APPROVAL

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| 4. | 08BAR-00000-00017
08LUP-00000-00369 | Bessolo SFD Addition,
Cabana & Garage
(Julie Harris, Planner, 568-3518) | 2040 Birnam Wood Drive
Ridgeline: N/A |
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Request of Doug Lindfors, architect for the owners, John and Allegra Bessolo, to consider Case No. 08BAR-00000-00017 for **preliminary/final approval of an approximately 965 square foot addition to an existing residence, an approximately 262 square foot garage addition and an approximately 295 square foot pergola over a 385 square foot pad, with outdoor fireplace. Approximately 230 square feet of the existing garage will be demolished.** The following structures currently exist on the parcel: residence of approximately 4,089 square feet with an attached garage of approximately 648 square feet. The proposed project will require approximately 100 cubic yards of cut and 100 cubic yards of fill. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-004, located at **2040 Birnam Wood Drive** in the Montecito area, First Supervisorial District. (Continued from 2/25/08, 11/03/08)

MBAR Comments:

1. **Colors are okay.**
2. **Maximum wattage shall be 15W for each outdoor sconce. Sconces shall use opaque glass. The cumulative total shall be 25W or less for low voltage ground lights.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 7-0 to grant final approval of 08BAR-00000-00017.

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| 5. | 08BAR-00000-00254
08LUP-00000-00671 | Aptaker Addition Conversion and Remodel, New Garage,
New Gate and Wall and Water Fountain
(Lisa Martin, Planner, 568-2032) | 671 Buena Vista Ave.
Ridgeline: Urban |
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Request of Jeff Shelton, architect for the owners, Pat and Evan Aptaker, to consider Case No. 08BAR-00000-00254 for **preliminary/final approval of a first floor addition of approximately 498 square feet, a second story addition of approximately 88 square feet, conversion of the existing approximately 736 square foot garage to a habitable space, and a new approximately 456 square foot attached garage, as well as changes to the existing driveway, parking and patio areas, new entry gates and miscellaneous hardscape and landscape changes.** The following structures currently exist on the parcel: A single story residence of approximately 2,572 square feet and a garage of approximately 736 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Ave.** in the Montecito area, First Supervisorial District. (Continued from 12/15/08, 1/26/09)

MBAR Comments:

1. **Colors and materials are okay.**

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 7-0 to grant preliminary and final approval of 08BAR-00000-00254.

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| 6. | 09BAR-00000-00003 | McConnell Fuel System Upgrade | 1476 E. Valley Road |
| | 09LUP-00000-00040 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A/ |

Request of B&T Contractors, agent for the owners, Jon McConnell, to consider Case No. 09BAR-00000-00003 for **preliminary/final approval of a fuel system upgrade including a new clean-air separator tank ("Healy Tank") measuring 8 ft. in length and 4 ft. in height at the rear of the service center and new fuel dispensing equipment. The project also requires removal and replacement of existing underground storage tanks.** The following structures currently exist on the parcel: Service Center Building of approximately 1,375 square feet. The proposed project will require approximately 45 cubic yards of subterranean fill to accommodate the replacement of the underground storage tank. The property is an 8,800 square foot parcel zoned CN and shown as Assessor's Parcel Number 011-200-074, located at **1476 E. Valley Road** in the Montecito area, First Supervisorial District. (Continued from 1/26/09)

MBAR Comments:

- 1. Return with a landscaping plan that includes plantings in existing planters and includes pots at the end of the pump islands.**
- 2. Return on Consent.**

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 7-0 to grant preliminary approval of 09BAR-00000-00003. Project may return for final approval on consent.

CONCEPTUAL REVIEW

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| 7. | 08BAR-00000-00240 | Hill Demo/New Single Family Dwelling | 640 Cowles Road |
| | 09LUP-00000-00013 | (Eric Gage, 568-2002) | Ridgeline: Urban |

Request of Ken Nagahara, architect for the owner, Earl Hill, to consider Case No. 08BAR-00000-00240 for **further conceptual review of a new residence of approximately 4,454, gross square feet (4069 net), an approximately 711 square foot attached garage, and a covered entry porch of approximately 160 square feet. The following structures currently exist on the parcel: a residence of approximately 2000 square feet with an attached garage of approximately 500 square feet (all will be demolished).** The proposed project will require approximately 1,150 cubic yards of cut and approximately 800 cubic yards of fill. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 11/03/08, 11/17/08, 1/26/09)

MBAR Comments:

- 1. Reschedule site visit. Per agenda procedures, this item may not be rescheduled until March 9th or after.**
- 2. Erect story poles for the site visit. Story poles shall be flagged.**
- 3. Post a weatherproof copy of a story pole plan at the site.**

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 6-0 (Spann abstained) to continue 08BAR-00000-00240 to a future meeting.

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| 8. | 09BAR-00000-00012 | Webb Detached Garage | 1368 E. Mountain Drive |
| | 09LUP-00000-00033 | (Sara Clark, Planner 568-2059) | Ridgeline: Urban |

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 09BAR-00000-00012 for **conceptual review of a new detached garage of approximately 800 square feet.** The

following structures currently exist on the parcel: single family residence of approximately 9,141 square feet, an attached garage of approximately 930 square feet, a second residential unit of approximately 1,130 square feet and cabana of approximately 630 square feet. The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 5.41 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District.

ACTION: Project received conceptual review only. No action taken. Item to return for further conceptual review. MBAR requested a site visit and story poles.

MBAR Comments:

- 1. Concerned with amount of proposed grading. Consider rotating development footprint to the west.**
- 2. Study and return with at least two alternate locations. Show grading with these options.**
- 3. Work with the planner to schedule a site visit on 3/9/09 or after. Erect story poles.**

9.	09BAR-00000-00009	Holroyd New Second Story with Attached Garage Demo/Rebuild	698 El Rancho Road
	09LUP-00000-00023	(Brian Banks, Planner 568-3559)	Ridgeline: Urban

Request of Elizabeth Sorgman, architect for the owners, Nils Holroyd, to consider Case No. 09BAR-00000-00009 for **conceptual review of new two story single residence of approximately 3,500 and attached garage of approximately 600 square feet. The following structures currently exist on the parcel: single family residence with an attached garage that will be demolished.** The proposed project will not require any cut and approximately 50 cubic yards of fill. The property is a 0.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-032, located at **698 El Rancho Road** in the Montecito area, First Supervisorial District.

ACTION: Project received conceptual review only. No action taken. Project to return for further conceptual review. MBAR requested a site visit and story poles.

MBAR Comments:

- 1. Very nice project.**
- 2. Return with a landscape plan.**
- 3. Coordinate with the planner to schedule a site visit and erect story poles.**

10.	09BAR-00000-00008	Simon Temporary Parking Tent Covers and Accessory Building	665 Buena Vista Road
	08LUP-00000-00707	(J. Ritterbeck, Planner 568-3518)	Ridgeline: N/A

Request of Ken Mineau, architect for the owners, Herbert Simon Trust, to consider Case No. 09BAR-00000-00008 for **conceptual and preliminary/final approval review of 2 parking tents of approximately 230 square feet each, each an accessory building of approximately 352 square feet.** The following structures currently exist on the parcel: single family residence, garage, a pool and pool generator. The proposed project will not require grading. The property is a 5.19 total acre zoned 5-E-1 & 2-E-1 and shown as Assessor's Parcel Number 007-130-064 & 007-130-065, located at **665 Buena Vista Road** in the Montecito area, First Supervisorial District.

ACTION: Zilles motioned, Nulty seconded and carried by a vote of 7-0 to deny 09BAR-00000-00008, Parking Tent Covers.

- 1. The tent covers do not meet findings regarding overall shape, harmony with surroundings, are not consistent with the guidelines (non-conformance with findings**

1, 3, 4, 5, 6, 10).

**ACTION: Nulty motioned, seconded by Michaelson and carried by a vote of 7-0
To approve 09BAR-00000-00008, Accessory Building. Project may return for final on consent.**

2. **Return with working drawings and any proposed exterior lighting for the accessory building.**

11.	09BAR-00000-00005	Loiacono New Single Family Residence and Attached Garage	1050 Coyote Road
		(No Planner Assigned)	Ridgeline: Urban

Request of Michael Stroh, architect for the owner, Lisa Loiacono, to consider Case No. 09BAR-00000-00005 for **conceptual review of a new single family residence of approximately 6,459 square feet, a basement of approximately 2,213 square feet and an attached garage of approximately 876 square feet.** The following structures previously existed on the parcel: a single family residence, garage and guest house. These structures were destroyed in the Tea Fire. The proposed project will require approximately 1,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 8.56 acre parcel zoned 3-E-1 (H-Mon) and shown as Assessor's Parcel Number 013-050-035, located at 1050 Coyote Road in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **The landscaping component will be critical.**
2. **The north elevation is okay.**
3. **The south elevation is too long and should be more creative.**
4. **Consider more of "RMA approach". Review the Lagura project as an example of how a design evolved to better meet the community plan and guidelines.**
5. **Consider a more organic and angled design.**
6. **The façade is too straight and does not undulate.**
7. **The structure reads as too formal for the site.**
8. **The sections show a lot of wall.**
9. **Provide additional site/building sections.**
10. **Coordinate with the planner to schedule a site visit, once permit application is made. Erect story poles that show the height and length of the building, i.e., story poles at the porte cochere, entry foyer, high point of the southeast corner, visually demonstrate the length and the average height of the remainder of the ease-west ridge. Chalk the footprint and show finished floor.**

ACTION: Project received conceptual review only. No action taken. Project to return for further conceptual review. MBAR requested a site visit and story poles.

12.	08BAR-00000-00272	Raith New Residence Garage, Workshop and Cabana	180 San Ysidro Road
		(No Planner Assigned)	Ridgeline: N/A

Request of Bryan Pollard, architect for the owners, Jon and Elizabeth Raith, to consider Case No. 08BAR-00000-00272 for **conceptual review of a new two-story single family residence of approximately 3,445 square feet, a garage of approximately 558 square feet, a workshop of approximately 600 square feet and a cabana of approximately 350 square feet.** The following structures currently exist on the parcel: storage shed of 800 square feet (to be removed). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.67 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-004, located at **180 San Ysidro Road** in the Montecito area, First Supervisorial District.

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4-0 (Zilles, Maphis and Nulty) to continue 08BAR-00000-00272 to the March 9, 2009 meeting.

	1775 Glen Oaks Hill LLC	
13. 07BAR-00000-00343	Demo/New Single Family Dwelling	1775 Glen Oaks Hill
08LUP-00000-00282	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Britt Jewett, architect for the owner, 1775 Glen Oaks Hill LLC., to consider Case No. 07BAR-00000-00343 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 4,314 square feet with an attached garage of approximately 835 square feet.** The following structures currently exist on the parcel: residence of approximately 1,236 square feet, a second unit of approximately 950 square feet and an approximate 700 square foot carport. The proposed project will require approximately 97 cubic yards of cut and approximately 103 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at **1775 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/28/08)

MBAR Comments:

- 1. MBAR likes the plan.**
- 2. Colors and material are okay.**
- 3. Return with my proposed exterior lighting.**
- 4. Return with landscaping at a preliminary /final level.**
- 5. Return with the referenced Leeds Checklist.**

ACTION: Project received conceptual review only. Item my return for preliminary/final approval.

14. 07BAR-00000-00294	Chow/Tan Demo/Rebuild	1705 Glen Oaks Drive
07LUP-00000-00294	(Holly Bradbury, Planner 568-3577)	Ridgeline: N/A
07CDP-00000-00116		

Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **preliminary approval of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet; second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 11/17/08)

MBAR Comments:

- 1. Colors are okay**
- 2. Return with any proposed exterior lighting.**
- 3. Return with landscaping.**
- 4. Return with the gates and gateposts shown on the plan.**

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval of 07BAR-00000-00294. Project may return for final approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Nulty, and carried by a vote of 6 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 23, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:44 P.M.

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