

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of March 14, 2005

Michele Michaelson		Santa Barbara County
Raymond Ketznel		Montecito Community Hall & Library
Donald Nulty	Vice Chair	1469 East Valley Road
Anthony Spann	- Chair	Santa Barbara, California 93108
Sam Maphis		(805) 568-2000
Peter Edwards		
Kim Yanagihara	- MBAR Secretary	
Julie Harris	- Planner III	

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:10 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketznel
Donald Nulty Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Kim Yanagihara - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: None

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately ± 25

SITE VISITS

Finefrock Addition Gym and Attached Garage 03BAR-00000-00315 – 1655 Fernald Point Lane

The Montecito Planning Commission has requested an Informal Site Visit for 03BAR-00000-00315, **Finefrock Addition Gym and Attached Garage at 1655 Fernald Point Lane**. (Story poles in place as of 3/8/05). Visit on a sunny day to determine if mountains would be visible from beach and consider size, bulk and scale as seen from beach, especially as it relates to width of the structure.

Warren (formerly Stinson) Demo and New Residence 04BAR-00000-00135 – 799 Lilac Drive

Ketznel, Spann, Edwards, Michaelson and Maphis visited the following sites located at 1655 Fernald Point Lane and 799 Lilac Drive. (Nulty abstained)

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

Item No. 4 – Berman continued to April 11, 2005

Item No. 9 – Young continued to April 11, 2005

Item No. 14 – Carnevale continued to April 25, 2005

Item No. 22 – Johnson continued to April 25, 2005

III. MINUTES: Ketznel moved, seconded by Spann and carried by a vote of 4 to 0 to approve the Minutes of February 28, 2005. (Edwards and Michaelson absent)

C-1. 05BAR-00000-00007 Montecito Fire Station Addition 595 San Ysidro Road
04LUP-00000-01314, (Holly Bradbury, Planner, 568-3577) Ridgeline: N/A
04SCD-00000-00001

Request of Mark Perry, architect for the owners, Montecito Fire Protection District, to consider Case No. 05BAR-00000-00007 for **preliminary/final approval on consent of a new addition of 615 square feet to an existing 9,772 square foot fire station as follows: 208 square feet in living quarters, 47 square feet of outside storage, office of 231 square feet and 129 square feet of a storage loft.** The property is a 9,772 square foot parcel zoned PU and shown as Assessor's Parcel Number 011-140-012, located at **595 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 2/7/05)

ACTION: Michaelson moved and seconded by Ketznel and carried by a vote of 4-0 to grant preliminary/final approval on consent of 05BAR-00000-00007

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: None

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:10 P. M.

FINAL APPROVAL

1. Nigro First/Second Story Residential Addition, New Attached Garage, Cabana
04BAR-00000-00081 Pool and Tennis Court 818 Hot Springs Road
04LUP-00000-00350 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Mr. and Mrs. James Nigro, to consider Case No. 04BAR-00000-00081 for **final approval of a first floor addition of approximately 812 square feet, second floor addition of approximately 2,739 square feet, and new attached garage of approximately 714 square feet. The project would also include a new cabana of approximately 750 square feet, pool, spa, and motor court.** The following structures currently exist on the parcel: single family residence of approximately 4,640 square feet and guest house of approximately 700 square feet above a 700 square foot garage. The existing storage shed of approximately 412 square feet, greenhouse of approximately 198 square feet and potting shed of approximately 204 square feet would be demolished. The proposed project will require approximately 400 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-020, located at **818 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/04, 6/7/04, 12/6/04, 1/10/05 and 2/28/05) (Sophie Calvin, Laurel Brady, James Nigro appeared)

ACTION: Michaelson moved, seconded by Ketznel and carried by a vote of 4-0 to grant final approval of 04BAR-00000-00081 with the following conditions: (Maphis and Nulty absent)

Conditions:

- Make arches on the stone openings of the cabana.
- No landscape lighting or up-lighting into trees has been approved at this time.
- House shall be well-screened from street with landscaping (i.e., if additional landscaping is needed to screen from street it shall be added).

2. **Lipshitz New Residence and Accessory/Garage Building**
04BAR-00000-00290 **1550 Las Tunas Road**
(Robert Dostalek, Planner 568-2054) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jeffrey Lipshitz, to consider Case No. 04BAR-00000-00290 for **final approval of approximately 1,983 square feet of new additions to an existing residence and new garage of approximately 663 square feet.** The following structures currently exist on the parcel: residence of approximately 2,281 square feet, garage of approximately 593 square feet (to be removed) and workshop of approximately 500 square feet (to remain). The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-026, located at **1550 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 11/22/04, 12/6/04, 1/24/05 and 2/28/05)(Tom Smith appeared)

ACTION: Nulty moved, seconded by Ketzell and carried by a vote of 5-0 to 04BAR-00000-00290 final on consent with the following conditions for landscape plan: (Maphis abstained)

Conditions:

- Add hedge on the curve where driveway meets motor court.
- More screening needs to be added to east property boundary to screen second story.
- Move pool equipment so that it is not so near either neighbors' property boundaries.
- Architecture is fine.

Neighbor Comments:

Ken Lebow – Still concerned with corner driveway landscape where driveway meets motor court, thinks a 10-15-foot hedge should do the job.

Richard Heimberg – would like to know if the proposed olives are sufficient to screen.

PRELIMINARY APPROVAL

3. **04BAR-00000-00329** **Atkins Residential Addition over Garage** **1936 Jelinda Drive**
04CDP-00000-00144 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

Request of Martha Gray, architect for the owner, Victor Atkins, Jr., to consider Case No. 04BAR-00000-00329 for **preliminary/final approval of second-floor addition of approximately 576 square feet (net) over existing garage.** The following structures currently exist on the parcel: main residence of approximately 5,830 square feet (net). The proposed project will not require grading. The property is a 0.87 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-025, located at **1936 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 12/20/04)(Martha Gray appeared)

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 5-0 to grant preliminary/final approval of 04BAR-00000-00329 with the following conditions: (Maphis absent)

Conditions:

- Plant an 8-foot hedge behind the wall between existing oak and palm tree or a tree of variety to be mutually agreed to with the neighbors (Ken Pash) (i.e. on street side of house).

Neighbor Comment:

Ken & Debby Pash (from letter) – would like to see some screening between the oak and the palm tree that would screen façade without blocking background views.

Berman New Residence and Attached Garage/Storage

4. **04BAR-00000-00020** **780 Ashley Road**
03LUP-00000-00067 (Eric Engelbart, Planner, 568-2011) Ridgeline: N/A/Urban

Request of Monarc Designs, architect for the owner, Stephen Berman, to consider Case No. 04BAR-00000-00020 for **preliminary/final approval of a new residence of approximately 5,493 square feet and attached garage of approximately 741 square feet and storage space of approximately 159 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 214 cubic yards of cut and fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 2/23/04, 9/27/04, 11/8/04 and 12/20/04)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 4 to 0 to continue 04BAR-00000-00020 to April 11, 2005. See Agenda Status Report. (Nulty and Maphis absent)

Robson Addition and Remodel; New Courtyard and Loggia

5. **04BAR-00000-00338** **1989 Boundary Drive**
04LUP-00000-01304 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

Request of Victor Schumacher, architect for the owner, George Robson, to consider Case No. 04BAR-00000-00338 for **preliminary approval of additions to residence of approximately 425 square feet and garage of approximately 325 square feet. Conversion of existing garage to habitable (approximately 250 square feet) and entry patio of approximately 1,465 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,080 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-005, located at **1989 Boundary Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05)(Victor Schumacher, Katie Rodgers, George Robson appeared)

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 4-0 to grant preliminary approval of 04BAR-00000-00338. (Maphis absent, Ketznel abstained)

Comments:

- Final on consent ok.
- Nice to see existing driveway changed to landscaping.

Charash New Residence with Attached Garage,

6. **02BAR-00000-00193** **Workshop, Pool Cabana and Landscaping** **2035 Creekside Road**
04CDP-00000-00064 (Morgan Jones, Planner 568-2015) Ridgeline: N/A/Urban

Request of Ray Ketznel, architect for the owner/builder, Mr. Gil Charash, to consider Case No. 02BAR-00000-00193 for **preliminary/final approval of a new residence of approximately 5,825 square feet, attached garage of approximately 458 square feet, woodshop of approximately 494 square feet, pool cabana of approximately 799 square feet and landscaping.** This property is currently vacant. The proposed project will require approximately 700 cubic yards of cut and approximately 640 cubic yards of fill. The property is a 2.8 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-015, located at **2035 Creekside Road** in the Montecito area, First Supervisorial District. (Continued from 6/21/04, 10/11/04 and 2/28/05) (Douglas Beard, Laurel Brady appeared)

ACTION: Michaelson moved, seconded by Edwards and carried a vote of 4-0 to

grant preliminary/final approval of 02BAR-00000-00193. (Ketzal and Maphis abstained)

**The Representatives of the following items should be in attendance at this
MBAR Meeting by 4:15 P.M.**

7. **04BAR-00000-00135** **Warren Demo and New Residence** **799 Lilac Drive**
(Formerly Stinson Demo and New Residence)
04LUP-00000-00660 (Morgan Jones, Planner, 568-2015) Ridgeline: Applicable/Urban

Request of Don Nulty, architect for the owner, Lindall Stinson, to consider Case No. 04BAR-00000-00135 for **preliminary/final approval of demolition of existing single family dwelling of approximately 2,068 square feet and garage of approximately 500 square feet, and new single family dwelling of approximately 4,481 square feet, new garage with artist studio above of approximately 800 square feet and cabana of approximately 600 square feet with pool and spa.** The proposed project will require approximately 350 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.01 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-064, located at **799 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 7/12/04, 2/7/05 and 2/28/05)(Robert Foley, Grant Castlebert, Art Damiani appeared)

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 5-0 to grant preliminary approval of 04BAR-00000-00135 with the following conditions: (Nulty abstained)

Conditions:

- Needs to see consistency between landscape plans and site plans, show walls on site plan and top of wall heights and grading that matches up.
- Re-study pool to better follow contours in front area to reduce the height of retaining walls.
- Architecture and height of residence are fine
- Final on consent is ok.

Neighbor Comments:

J.W. Colin – Regarding landscape doesn't want to see anything tall at southwest corner due to site line/safety issues where his driveway meets the street. Height of house is still too high.

8. **04BAR-00000-00312** **Takeuchi Residential Addition and Detached Workshop** **226 Dawlish Place**
04LUP-00000-01224 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Akiko Wade, agent for the owner, Lori Takeuchi, to consider Case No. 04BAR-00000-00312 for **preliminary/final approval of a residential addition of approximately 370 square feet and a new detached workshop of approximately 260 square feet.** The following structures currently exist on the parcel: single family residence of approximately 750 square feet and two sheds of approximately 130 square feet and 50 square feet. Both sheds are proposed to be removed as well. The proposed project will require approximately 20 cubic yards of cut and 20 cubic yards of fill. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-015, located at **226 Dawlish Place** in the Montecito area, First Supervisorial District. (Continued from 12/20/04 and 2/28/05)(Akiko Wade, Lori Takeuchi appeared)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 5-0 to grant preliminary/final approval of 04BAR-00000-00312 with the following conditions: (Nulty abstained)

Condition:

Montecito area, First Supervisorial District. (Continued from 11/17/03 and 11/8/04) (Robert Foley, Chris Jacobs appeared)

Project received conceptual review. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Nulty absent) (Note: site visit conducted at request of Montecito Planning Commission to view story poles and respond to specific questions)

Comments: Doesn't feel that project impacts view corridor to mountains.

- Heavy tree growth already shields mountains and doesn't see issue with views.
- The specimen trees are beautiful; mountain view is a struggle to see.
- Likes how house is broken into two separate two-story elements separated by one story element, gives it a peek-a-boo effect.
- Helps that project was moved back from beach by 20 feet compared to when MBAR last saw project, a good beach buffer.
- Especially important is that the existing, old house is incorporated into the overall design of project.
- Two members expressed a little concern about discrepancy in floor area calculations.
- One member expressed concern about size with respect to overall width of the project as seen from beach.

Public Comment:

Montecito Planning Commissioner Chair Robert Meghreblian – wanted some clarification on floor area calculation.

Chris Jacobs responded to floor area calculation question, that gross lot size is 1.58 acres and that this detail was not on plans provided to P&D (P&D based calculation on 1.09 acres); thus, believes floor area as related to lot size is not as great as calculated by P&D.

12. 05BAR-00000-00023 Smith Guesthouse & Artist Studio 1196 East Mountain Drive
05LUP-00000-00079(Adrienne Domas 568-2002) Ridgeline: Urban

Request of Bernard Austin, architect for the owners, Jeffrey and Nancy Jill Smith, to consider Case No. 05BAR-00000-00023 for **conceptual review of guesthouse and artist studio approximately 800 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: residence 5,569 square feet and garage of 1,384 square feet. The proposed project will not require cut and fill nor will not require grading. The property is a 6.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-004, located at **1196 East Mountain Drive** in the Montecito area, First Supervisorial District. (Bernard Austin, Stacey Faucet appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Spann abstained)

Comments:

- Re-study to disguise approach to parking at guesthouse, perhaps arc it then provide more planting in front. Look at it carefully as the use is accessory to the primary use (i.e. the residence).
- Ensure planting is low key, chaparral species.
- Bring colors that are soft, low key and make guesthouse appear minimal, very informal.

Neighbor Comments:

Steve Wilson – only concern is location of guesthouse near property entrance as it would be directly in line of site as leaving 1190 Mountain Dr.; would like to see landscape buffer.

13. **05BAR-00000-00027** **Wolf Guesthouse & Clubhouse** **339 Hot Springs Road**
05LUP-00000-00230(Allen Bell 568-2033) Ridgeline: N/A

Request of Kirk Gradin, agent for the owners, Richard Wolf, to consider Case No. 05BAR-00000-00027 for **conceptual review of a guesthouse and clubhouse of approximately 1,600 square feet**. The following structures currently exist on the parcel: residence approximately 11,800 square feet and garage of approximately 1,200 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 3.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-054, located at **339 Hot Springs Road** in the Montecito area, First Supervisorial District. (Kirk Gradin appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project.

Comments

- Concerned with the proposed development on slopes greater than 30%.
- Work out the flooding and ESH issues with County before returning.
- Will want to do a site visit if and when location is given the ok by P&D after the flooding and ESH issues have been worked out.
- Would like to see other locations on the property considered.
- Proposed footprint is greater than 800 sq. ft. which is not allowed by ordinance; footprint of accessory structures cannot be larger than 800 sq. ft. as viewed from above.
- Much concern expressed about the scale of structure for the rural, quiet setting on that part of the property.
- Show site plan that includes footprints of buildings on adjacent properties.

Neighbor Comments:

Holliday McManigal – Concerned about use of proposed clubhouse, in past there have been weddings held on site and wants to know if clubhouse will be rented out. Seems to be perpetually ongoing small projects on the site that continue to impact the lane, would like to know when they will end, would like to see back entrance used for construction.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.

14. **04BAR-00000-00341** **Carnevale New Single Family Dwelling** **813 Romero Canyon Road**
(Formerly Baring-Gould Trust) (No assigned planner) Ridgeline: N/A

Request of Harwood White, agent for the owners, Baring-Gould Trust, to consider Case No. 04BAR-00000-00341 for **conceptual review of a new residence of approximately 800 square feet and two-car garage of approximately 581 square feet**. The parcel is currently vacant. The proposed project will require approximately 140 cubic yards of cut and fill. The property is a 5.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 1/10/05 and 2/7/05)

ACTION: Ketzal moved and seconded by Michaelson and carried by a vote of 4-0 to continued 04BAR-00000-00341 to April 25, 2005. See Agenda Status Report. (Nulty and Maphis absent)

15. **05BAR-00000-00029** **Spiva Addition and Garage** **768 Ayala Lane**

(No Planner Assigned)

Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owners, George N. Spiva , to consider Case No. 05BAR-00000-00029 for **conceptual review of residential addition of approximately 3,580 square feet and garage approximately 650 square feet.** The following structures currently exist on the parcel: basement/veranda approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 5,000 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Jyl Ratkevick, Margaret Grace, Nick Spiva appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project.

Comments:

- Basement is the current house, if new house is not attached would likely have to demolish it.
- Believes historic study for site is needed which will help to determine what would be allowable. How does guesthouse fit in? May lead to a redesign of project before MBAR sees it again.
- Understands that the 5,000 cubic yards of fill is to fill an existing, previously created hole but thinks amount might be miscalculated.
- Could see need for story poles at a later time.
- Would need a drainage study to determine if there would be issues with Mr. Strauss's property.

Neighbor Comments:

Steve Aizenstat – Would have appreciated some prior contact with neighbors. There are four structures and garage. Guesthouse built six or seven years ago, not in the 1970s. Proposed house very large, doesn't know size, wants to see story poles.

David Strauss – Concerned with the basement. Side slopes down to his property already & concerned that project will send more drainage onto his property.

James Hartle – Doesn't want to see three houses on this property. Characterization of existing structure as basement/veranda is erroneous as it is used as a dwelling. If house is built wants assurances that it's an addition not another separate house. Wants to see story poles. Regarding zoning violation of the unpermitted guesthouse, wants to see it removed. Wants existing trees to be preserved.

Steve Gumins (letter) – Concerned with neighborhood compatibility, size, bulk and scale.

Maren Hansen – Concerned with height, impact mountain views, doesn't want to see second story. One story might be better or move location towards west & still preserve gardens, or use old estate footprint. Requests story poles. Scale – what is total square footage? Seems to be over guidelines recommendation. Is there any historic issue?

16. 05BAR-00000-00036 Biltmore Hotel Revisions 1260 Channel Drive
(No Planner Assigned) Ridgeline: N/A

Request of Thomas Bollay, architect for the owners, BB Properties, to consider Case No. 05BAR-00000-00036 for **conceptual review of Building U: exterior revisions, windows, door and addition of approximately 500 square feet.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 50 cubic yards of cut and approximately no fill. The property is a 12.32 acre parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (Tom Bollay, Steve Welton appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards absent)

Comments:

- Looks very nice, going in a great direction.

Neighbor Comments:

Steve Lew – representing Montecito Association Land Use Committee – would like to see proposal brought to Land Use Committee to explain pictures, renderings before and after proposal. Why the need for addition?

17. 05BAR-00000-00025 Warren Single Family Dwelling Addition 1331 Danielson Road
(No Planner Assigned) Ridgeline: N/A

Request of Thomas Moore, architect for the owners, Meg Warren, to consider Case No. 05BAR-00000-00025 for **conceptual review of a residential addition approximately 736 square feet**. The following structures currently exist on the parcel: 2,227 square foot residence (duplex) with attached garage of approximately 570 square feet. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-313-013, located at **1331 Danielson Road** in the Montecito area, First Supervisorial District. (Tom Warren, Meg Warren appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards absent)

Comments:

- Asked whether addition could be to the backyard.
- Could support applicants request for a modification to front setback for this small addition because it would be preferable to a second story addition, the smaller addition would meet the Guidelines' recommended floor area whereas a second story addition would not, and that the street in front of this parcel appears to have a deeper right-of-way than that of the adjacent neighbors.

The Representatives of the following items should be in attendance at this MBAR Meeting by 6:15 P.M.

18. 05BAR-00000-00038 Gilman Second Story Addition to Single Family Dwelling 811 Picacho Lane
05LUP-00000-00200 (Lisa Martin 568-2032) Ridgeline: N/A

Request of Victor Schumacher, architect for the owners, Richard Gilman, to consider Case No. 05BAR-00000-00038 for **conceptual review of addition to a single family residence of approximately 670 square feet**. The following structures currently exist on the parcel: residence with attached garage approximately 2,315 square feet and guest house approximately 520 square feet. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-035, located at **811 Picacho Lane** in the Montecito area, First Supervisorial District. (Victor Schumacher, Richard Gilman appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards absent)

**made by the Montecito Board of Architectural Review members present for this project.
(Edwards absent)**

Comments:

- Looks good. Preliminary/Final on consent ok.

22. 05BAR-00000-00047 Johnson New Pool, Pool house and Garage 31 Humphrey Road
(No Planner Assigned) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Jack and Kim Johnson, to consider Case No. 05BAR-00000-00047 for **conceptual review of new pool house approximately 567 square feet, 2 car garage approximately 576 square feet and pool of approximately 64 square feet.** The following structures currently exist on the parcel: one two story residence approximately 2,081 square feet and 81 square foot pump house. The property is a .48 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-006, located at **31 Humphrey Road** in the Montecito area, First Supervisorial District.

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 4-0 to continued to April 11, 2005. See Agenda Status Report (Nulty and Maphis absent)

23. 05BAR-00000-00018 Kelly Single Family Dwelling Addition 700 Park Lane
05LUP-00000-00072 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Brian Kelly, to consider Case No. 05BAR-00000-00018 for **conceptual review of an addition of approximately 1,632 square feet (approximately 942 square feet of existing dwelling area would be demolished to accommodate the new addition).** The following structures currently exist on the parcel: existing main house of approximately 3,100 square feet, existing second story approximately 2,620 square feet and two car detached garage. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-100-015 and 007-100-016, located at **700 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/05) (Robert Foley appeared)

**Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project.
(Edwards absent)**

Comments:

- Historic report – look forward to reviewing at preliminary.
- Looks fine.

Morouse Single Family Dwelling

24. 05BAR-00000-00009 Demo/Rebuild 851 Buena Vista Avenue
05LUP-00000-00057 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **conceptual review of a new 7,000 single family residence, 800 square foot cabana, 200 square foot gardeners shed, two 800 square foot garages and 800 square foot guest house.** The following structures currently exist on the parcel: existing house of 938 square feet and existing accessory structure of 1,631 square feet to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First

Supervisorial District. (Continued from 2/28/05) (Akiko Wade, Grant Castleberg, James and Mary Morouse appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards absent)

Comments:

- Re-study south elevation, seems out of balance with other end of house. The tower/clearstory element seems out of place. Concerned with the high south elevation. Consider eliminating tower and change roof over the closet element.
- Would like to see an aerial photo to see what is going on with adjacent properties.
- MBAR can accept two curb cuts given terrain of property.
- MBAR is ok with square footage.
- Regarding accessory structures of different styles – believes the shingles and roof materials all being the same will tie them together.
- Provide a grading plan to better view site plan and landscaping.
- One member would rather see sycamores, oaks, redwoods and olives than the eucalyptus (i.e. remove eucalyptus and replace with these).
- One member likes the eucalyptus at this point, but needs the information requested above to fully understand.

Neighbor Comments:

Birdie and Pat Smiekel (letter) – would like to see all construction parking kept within the property.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Maphis, and carried by a vote of 5 to 0 (Edwards absent) that the meeting was adjourned until 2:45 P.M. on Monday, March 28, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:48 P.M.