



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of April 7, 2008**

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- 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 Chair, Anthony Spann, at 3:02 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Anthony Spann	- Chair
Marsha Zilles	
Michele Michaelson	
Raymond Ketzal	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
Peter Imhof	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

J. Ritterbeck, Planner, Development Review South
Sarah Clark, Planner, Development Review South
Eric Gage, Planner, Development Review South
Seth Shank, Planner, Development Review South

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 8.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

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

Item No. C-1 – Hardy Revised New SFD and Garage (07BAR-00000-00152) – Applicant dropped.

Item No. C-2 – Grewal New Cabana and Trellis (08BAR-00000-00005) – Applicant request continuance to future MBAR hearing.

III. MINUTES: Nulty moved, seconded by Edwards and carried by a vote of 6-0 (Maphis absent) to approve the MBAR Minutes of March 24, 2008.

IV. MONTECITO CONSENT AGENDA:

Hardy Revised

C-1. 07BAR-00000-00152 New Single Family Dwelling and Garage 90 Butterfly Lane
07CDP-00000-00081 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **revised final approval on consent of the construction of a new two-story residence of approximately 2,742 square feet, with an attached two-car garage of approximately 546 square feet and basement of approximately 1,782 square feet. The applicant seeks to change a previously BAR-approved color and a window fixture.** The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07 and 8/27/07.)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to drop 07BAR-00000-00152 from the MBAR agenda. *See Agenda Status Report.*

C-2. 08BAR-00000-00005 Grewal New Cabana & Trellis 1680 East Valley Road
08LUP-00000-00017 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Randeep Grewal, to consider Case No. 08BAR-00000-00005 for **preliminary/final approval on consent of an approximately 750 square foot cabana with an approximately 125 square foot trellis.** The following structure currently exists on the parcel: residence of approximately 6,307 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-120-019, located at **1680 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 2/25/08.)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to continue 08BAR-00000-00005 to a future MBAR hearing. *See Agenda Status Report.*

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE:

Briefing by Dianne Black concerning MBAR submittal timelines:

Posting of planner memos before MBAR hearings requires submittal of project plans no later than 5 business days before hearing date. Planner to review plans prior to meeting and prepare memo. MBAR expressed support for process change.

Doug Anthony & Megan Lowery, Telecommunications Facilities Update

STANDARD AGENDA:

FINAL APPROVAL

- | | | |
|--------------------------|----------------------------------|------------------------|
| 1. | Larsen Demolition/Rebuild | |
| | Single Family Dwelling | 790 Lilac Drive |
| 05BAR-00000-00243 | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |
| 05LUP-00000-01246 | | |

Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for **revised final approval of changes to the approved landscape plan of the approved new residence of approximately 3,950 square feet.** The following structures exist on the parcel: residence of approximately 1,875 square feet (to be demolished) and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-012, located at **790 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/24/05, 12/19/05 and 1/23/06.)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to grant revised final approval to 05BAR-00000-00243.

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|--------------------------|-----------------------------------------|--------------------------|
| 2. | Dene Cabana & Pool Equipment | 416 Camphor Place |
| | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |
| 07BAR-00000-00267 | | |
| 07LUP-00000-00720 | | |

Request of Thomas C. McMahon, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00267 for **final approval of a new cabana of approximately 704 square feet and a new detached accessory structure located within the rear setback for pool equipment.** The following structure currently exists on the parcel: residence of approximately 3,300 square feet (under construction). The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 12/17/07.)

ACTION: Nulty moved, seconded by Spann and carried by a vote of 4-2 (Michaelson and Zilles opposed, and Maphis absent) to grant final approval to 07BAR-00000-00267.

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| 3. | Schnell SFD Demo/Rebuild | 700 East Mountain Drive |
| | (Sarah Clark, Planner 568-2059) | Ridgeline: N/A |
| 07BAR-00000-00289 | | |
| 07LUP-00000-00851 | | |

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **final approval of a new one-story residence of approximately 4,204 square feet, a basement of approximately 1,790 square feet with an attached garage of approximately 795 square feet; a detached cabana of approximately 748 square feet; and the demolition of the existing residence, guesthouse and garage.** The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guesthouse of approximately 543 square feet. The proposed project will require approximately 3,200 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 12/17/07, 2/25/08 and 3/24/08.)

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to grant final approval to 07BAR-00000-00289.

MBAR CONDITION:

- Exterior lighting fixtures to be frosted glass.

PRELIMINARY APPROVAL

4.	07BAR-00000-00317	Nigro New SFD/Guest House/ Gatehouse/Shed	1664 East Valley Road
	07LUP-00000-00873	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **preliminary/final approval of a new two-story residence of approximately 7,380 square feet (proposed 3,615 square foot first floor and 3,765 square foot second floor) with an approximately 2,131 square foot basement, attached and detached garages totaling approximately 902 square feet; a guest house of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 160 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 12/17/07, 1/28/08, 2/25/08 and 3/24/08.)

ACTION: Zilles moved, seconded by Nulty, and carried by a vote of 7-0 to grant preliminary/final approval of 07BAR-00000-00317.

MBAR COMMENTS:

- Applicants to be commended for working with neighbor, Casa de Maria.
- Wooded buffer from Casa de Maria is important to project.
- Large number of quadrifoil windows do not make sense. All windows are the same size, not in proportion to wall. MBAR suggests restudy.

PUBLIC COMMENT:

- Juliet Twomey

5.	07BAR-00000-00265	Zupsic Single Family Dwelling Addition and New Guesthouse	1107 Clover Lane
	07LUP-00000-00774	(Amy Trester, Planner 568-3116)	Ridgeline: N/A

Request of Clay Aurell, agent for the owner, Chris Zupsic, to consider Case No. 07BAR-00000-00265 for **preliminary approval of a remodel of approximately 479 square feet, first floor addition of approximately 60 square feet, and second floor addition of approximately 589 square feet to the existing residence, and addition of approximately 223 square feet of new deck to the existing deck of approximately 1,366 square feet, and new guesthouse of approximately 769 square feet at existing garage with deck of approximately 206 square feet.** The following structures currently exist on the parcel: residence of approximately 2,832 square feet with a detached garage of approximately 509 square feet and approximately 1,366 square feet of deck area. The proposed project will not

require grading. The property is a 2.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-029, located at **1107 Clover Lane** in the Montecito area, First Supervisorial District. (Continued from 10/22/07.)

ACTION: Edwards moved, seconded by Michaelson, and carried by a vote of 6-0-1 (Ketzel abstained) to grant preliminary approval of 07BAR-00000-00265.

MBAR COMMENT:

- Applicant may return for final on consent.

6. **07BAR-00000-00098** Carnevale Single Family Dwelling,
Carport and Guesthouse 813 Romero Canyon Road
07LUP-00000-00338 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owner, Louis Carnevale, to consider Case No. 07BAR-00000-00098 for **preliminary approval of a two-story residence of approximately 5,863 square feet with an attached garage/basement of approximately 881 square feet, detached carport of approximately 590 square feet, and guesthouse of approximately 746 square feet.** The lot is currently vacant. The proposed project will require approximately 956 cubic yards of cut and approximately 888 cubic yards of 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 5/21/07 and 2/11/08.)

ACTION: Ketzel moved, seconded by Maphis and carried by a vote of 7-0 to grant preliminary approval of 07BAR-00000-00098.

MBAR COMMENTS:

- Deepen plaster color, tone down so color is a little more beige and not so yellow.
- Project is compatible with neighborhood.

7. **08BAR-00000-00009** Zemeckis
SFD Addition 470 Hot Springs Road
08LUP-00000-00028 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Mary Ellen Zemeckis, to consider Case No. 08BAR-00000-00009 for **preliminary approval of an addition to an existing single family residence of approximately 763 square feet, a new pool cabana of approximately 396 square feet and new entry gates.** The following structures currently exist on the parcels: residence of approximately 2,908 square feet with an attached garage of approximately 369 and a basement of approximately 396 square feet. The proposed project will not require grading. The property is a 35,178 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-051-010, located at **470 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/28/08 and 3/10/08.)

ACTION: Ketzel moved, seconded by Maphis and carried by a vote of 7-0 to grant preliminary approval of 07BAR-00000-00098.

MBAR CONDITION:

- More deeply recess east bedroom window.

CONCEPTUAL REVIEW

8. **07BAR-00000-00295** **Enthoven Guesthouse, Garage & Shed** **740 Ashley Road**
07LUP-00000-00834 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Tom Meaney, agent for the owners, Patrick and Sally Enthoven, to consider Case No. 07BAR-00000-00295 for **further conceptual/preliminary approval of an approximately 795 square foot guesthouse addition with attached garage of approximately 970 square feet and an approximately 77 square foot storage shed.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet and an approximately 300 square foot office. The proposed project will require approximately 75 cubic yards of cut and fill. The property is a 2.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-090, located at **740 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

ACTION: Maphis moved, seconded by Ketzler, and carried by a vote of 6-0 (Zilles absent) to grant preliminary approval of 07BAR-00000-00295.

MBAR COMMENTS:

- **Guesthouse chimney floats above house and does not integrate well; expose stone so that it sits on ground or change to board and batt.**
- **Existing landscape screening for guesthouse adequate; hedge to remain as screening.**
- **Design in harmony with existing architecture.**

9. **06BAR-00000-00131** **Benhayon Demo/Rebuild** **313 San Ysidro Road**
08LUP-00000-00067 **Single Family Dwelling** (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Steven Benhayon, to consider Case No. 06BAR-00000-00131 for **conceptual/preliminary approval of demolition of existing residence and construction of new 2-story residence of approximately 4,547 square feet, a covered loggia of 210 square feet, a trellis of 240 square feet and an attached garage of 586 square feet. Also proposed is the legalization of an existing gate over six feet tall and a new cabana of 559 square feet with a covered loggia of 425 square feet.** The following structure currently exists on the parcel: 2-story residence of approximately 2,980 square feet. The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-017, located at **313 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 7/10/06.)

Project received conceptual review only. No action taken. Zilles absent. Applicant may return for preliminary/final with planner approval only.

MBAR COMMENTS:

- **Distance between arched windows and eave on upper floor inadequate; restudy and create greater offset.**
- **Elevations sit up on wall creating porch condition; show elevation with wall from grade.**
- **Reconsider/restudy all horizontal rather than vertical cut-ups on windows. Tuscan windows typically vertically divided.**
- **Story poles needed.**
- **Garden walls look okay.**

10. 08BAR-00000-00041 Southard Storage Shed 1410 Greenworth Place
Ridgeline: N/A

Request of Larry Graves, architect for the owner, Nancy Southard, to consider Case No. 08BAR-00000-00041 for **conceptual review of a storage shed of approximately 500 square foot**. The following structures currently exist on the parcel: residence of approximately 3,044 square feet, an artist studio of approximately 824 square feet and storage shed of approximately 460 square feet. The proposed project will not require grading or fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-109-005, located at **1410 Greenworth Place** in the Montecito area, First Supervisorial District.

Project received conceptual review only. No action taken. Zilles absent.

MBAR COMMENTS:

- **Show property line bearings. Survey of property line adjacent to storage shed requested.**
- **Show adjacent structures, proposed landscape easement on adjacent property a minimum of 25 feet from property lines.**
- **Show existing and proposed landscaping to address privacy.**
- **Planner to clarify whether existing parking is entirely legal.**

PUBLIC COMMENT:

- **Bill Braastad**
- **Bonnie Braastad**

11. 08BAR-00000-00051 Genadry Addition and Cabana 660 Cowles Road
Ridgeline: N/A

Request of Thomas Meaney, architect for the owner, Elie Genadry Trust, to consider Case No. 08BAR-00000-00051 for **conceptual review of an addition of approximately 787 square foot and a pool house of approximately 515 square foot**. The following structures currently exist on the parcel: residence of approximately 2,680 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading or fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-012, located at **660 Cowles Road** in the Montecito area, First Supervisorial District.

Project received conceptual review only. No action taken. Zilles absent.

MBAR COMMENTS:

- **10-foot setback may not be adequate to address privacy concerns; consider shifting especially second story farther from property lines.**
- **Story poles at property line and formal site visit required.**
- **Show how drainage is addressed.**

PUBLIC COMMENT:

- **Don Sharpe**
- **Mr. Breslar**
- **Rick Starnes**

MBAR COMMENT:

- **Two 15 gallon oaks may be adequate replacement trees. Replacement oaks to be set within grove or along property line; show existing oak saplings.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Michaelson, and carried by a vote of 6 to 0 (Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, April 21, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:53 P.M.