



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of April 21, 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
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

Heather Allen, Planner, Energy
Errin Briggs, Planner, Development Review South

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 8.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

- a. Tony Harbour, Montecito Association: Carpinteria Fire Department implementing brush clearing for fire protection; suggests MBAR discuss this with Montecito Fire.
- b. Susan Van Atta, LA: Reconstruction and restoration efforts in progress at 2300 Bella Vista (Freston).

II. AGENDA STATUS REPORT:

III. MINUTES: Nulty moved, seconded by Zilles and carried by a vote of 5-0 (Maphis and Michaelson absent) to approve the MBAR Minutes of April 7, 2008.

IV. MONTECITO CONSENT AGENDA:

C-1. 07BAR-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **final approval on consent of a new residence of approximately 2,907 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 170 square feet and basement of approximately 690 square feet.** The lot is currently vacant. The proposed project will require approximately 174 cubic yards of cut and approximately 72 cubic yards of fill with 102 cubic yards being exported off site. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, 10/8/07, 11/05/07, 12/03/07, 1/07/08 and 1/28/08.)

MBAR CONDITION:

- **Skylights are to be flat glazed, low E, dual pane and operable (use Velux of equivalent).**

ACTION: Ketznel moved, seconded by Nulty and carried by a vote of 5-0 (Maphis and Michaelson absent) to grant final approval on consent to **07BAR-00000-00163.**

C-2. 08BAR-00000-00056 Gordon Trellis 1720 Glen Oaks Drive
07LUP-00000-00662 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jay Higgins, architect for the owner, Herb Gordon, to consider Case No. 08BAR-00000-00056 for **preliminary/final approval on consent of a new rear-yard trellis of approximately 100 square feet.** The following structures currently exist on the parcel: residence and guest house with approximately 4,300 total square feet. The proposed project will not require grading or fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-202-001, located at **1720 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 4/07/08.)

ACTION: Ketznel moved, seconded by Nulty and carried by a vote of 5-0 (Maphis and Michaelson absent) to grant preliminary/final approval on consent to **08BAR-00000-00056.**

C-3. 06BAR-00000-00018 Terzian Demolition, SFD Replacement and Cabana Remodel 1491 Edgecliff Lane
05CDH-00000-00026 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **final approval on consent of the demolition of an existing residence and accessory structures, and the construction of a new residence of approximately 3,431 square feet with an attached garage of approximately 658 square feet, detached recreation room of approximately 791 square feet and pool and related**

accessory structures. The structures to be demolished on the parcel include: residence of approximately 924 square feet with an attached garage of approximately 442 square feet. The proposed project will require approximately 260 yards of grading. Several trees will be removed. The project does not affect the existing cabana in the southwest corner of the property. The property is a 0.59 acre (25,707 square feet) parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 4/24/06, 10/23/06 and 3/24/08.)

ACTION: Ketzal moved, seconded by Nulty and carried by a vote of 5-0 (Maphis and Michaelson absent) to grant final approval on consent to **06BAR-00000-00018.**

C-4.	07BAR-00000-00286	Southern California Edison Communications Facility	Gibraltar Rd & Mountain Dr
	07CUP-00000-00074	(Heather Allen, Planner 568-2043)	Ridgeline: N/A

Request of Robert McCormick, agent for the owners, Clearwire Wireless, to consider Case No. 07BAR-00000-00286 for **preliminary/final approval on consent of an installation of an approximate 50 square foot wireless communications facility.** The following structure currently exists on the parcel: one 88 foot high-power transmission tower with a footprint of approximately 256 square feet. The proposed project will not require grading. The property is a 5.42 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-003, located at **Gibraltar Road and Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 2/25/08 and 3/24/08.)

MBAR CONDITION:

- **Add applicable Montecito Planning Commission conditions to the plans.**

ACTION: Ketzal moved, seconded by Nulty and carried by a vote of 5-0 (Maphis and Michaelson absent) to grant preliminary/final approval on consent to **07BAR-00000-00286.**

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Chairman Spann presented MBAR with the Public Works Road Commissioner's newly issued encroachment policy. MBAR requested that copies of the policy be available for reference at MBAR hearings for the next six months.**

VI. STAFF UPDATE:

- **Pujo updated MBAR on the status of the pending Resource Management Zone (RMZ) ordinance amendments.**
- **Pujo alerted MBAR to the publication of new replacement pages for the Article II Zoning Ordinance.**

STANDARD AGENDA:

FINAL APPROVAL

1. **04BAR-00000-00348** **Conk New Residence,
Garage and Guesthouse** **1372 Oak Creek Canyon Road**
04LUP-00000-01335 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Robert Senn, architect for the owner, Chip Conk, to consider Case No. 04BAR-00000-00348 for **revised final approval of door and window detail changes, addition of an iron balcony and balustrade at motor court.** The following approved new residence of approximately 6,250 square feet, garage of approximately 787 square feet and guesthouse of approximately 799 square feet exists on the parcel. The proposed project will not require grading. The property is a 4.88 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 1/24/05, 4/25/05, 5/9/05, 6/20/05, 7/11/05 and 7/25/05)

MBAR CONDITION:

- **Revised final approval does not include the entry gates, trellis, pizza oven/BBQ or fire pit additions, which are part of 08BAR-00000-00058. (Applicant must remove these items from this set of plans.)**

ACTION: Nulty moved, seconded by Ketzler and carried by a vote of 6-0 (Maphis and Michaelson absent) to grant revised final approval to **04BAR-00000-00348.**

2. **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 **final 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, 3/10/08 and 4/07/08.)

MBAR COMMENT:

- **The new plan sheet presented today needs to be added to the remainder of the plan set.**

ACTION: Edwards moved, seconded by Nulty and carried by a vote of 5-0 (Maphis and Michaelson absent) to grant final approval to **08BAR-00000-00009.**

3. **07BAR-00000-00277** **Shirokow Single Family
Dwelling Additions** **1413 Schoolhouse Road**
07LUP-00000-00829 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Laura Kay Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 07BAR-00000-00277 for **final approval of the conversion of an existing garage to living space for a first floor addition of approximately 707 square feet, a second floor addition of approximately 408 square feet to the existing residence, an approximately 506 square foot new garage and driveway repaving, and a new cabana of approximately 799 square feet.** The following structures currently exist on the parcel: residence of approximately 2,456 square

feet with an attached garage of approximately 540 square feet, and tennis court. The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07, 2/11/08 and 3/24/08.)

PUBLIC COMMENT:

- Louise Campbell

MBAR CONDITION:

- Increase height of CMU wall, proposed to provide noise attenuation for the pool equipment, to approximately 58" (addition of two more courses).
- Retain the wood fence surrounding the pool equipment as visual screening.
- Replace the proposed 1 gallon Pittosporum with 5 gallon Pittosporum planted five feet on center.

ACTION: Nulty moved, seconded by Zilles and carried by a vote of 4-0 (Ketznel recused, Maphis and Michaelson absent) to grant final approval to **07BAR-00000-00277**.

CONCEPTUAL APPROVAL

4.	08BAR-00000-00060	Wood Covered Terrace	900 Park Lane
	08LUP-00000-00138	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A

Request of Ronald Frink, architect for the owners, Howell and Linda Wood, to consider Case No. 08BAR-00000-00060 for **conceptual review and preliminary approval of a renovation to expand exterior dining terrace with a roof canopy, barbecue terrace and approximately 300 square feet of new terrace**. The following structures currently exist on the parcel: residence of approximately 4,626 square feet, garage of approximately 386 square feet, and pool house of approximately 794 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-060, located at **900 Park Lane** in the Montecito area, First Supervisorial District.

MBAR COMMENT:

- Applicants may return for final on consent.

ACTION: Edwards moved, seconded by Ketznel, and carried by a vote of 5-0 (Maphis and Michaelson absent) to grant conceptual review and preliminary approval to **08BAR-00000-00060**.

5.	07BAR-00000-00079	Grassini Single Family Dwelling Addition	1775 Fernald Point Lane
	07CDH-00000-00015	(Jim Heaton, Planner 568-2516)	Ridgeline: N/A

Request of Ken Mineau, architect for the owners, Larry and Sharon Grassini, to consider Case No. 07BAR-00000-00079 for **further conceptual review of a first floor addition of approximately 225 square feet and second story addition of approximately 1,331 square feet to the existing residence, and deck addition of approximately 110 square feet to the**

existing guesthouse. The following structures currently exist on the parcel: residence of approximately 6,260 square feet with basement of approximately 200 square feet, cabana of approximately 360 square feet, detached garage of approximately 765 square feet, and guesthouse of approximately 743 square feet (located over existing detached garage). The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-007, located at **1775 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 4/23/07, 6/04/07 and 7/02/07.)

Project received conceptual review only. No action taken. Applicant may return for further conceptual.

MBAR COMMENTS:

- **Appreciates the reduction in size. The project is now more in line with neighboring properties.**
- **The landscape plan needs further documentation.**
- **Return with photos of hedge on the eastern side.**
- **Return to MBAR for further conceptual review immediately prior to Montecito Planning Commission. Erect story poles prior to returning to MBAR.**

Conk Partial Basement Conversion, Outdoor

6. **08BAR-00000-00058** **Barbecue & Fireplace** **1372 Oak Creek Canyon Road**
08LUP-00000-00128 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Chip and Laurie Conk, to consider Case No. 08BAR-00000-00058 for **conceptual review of a partial basement conversion to convert approximately 2,189 square feet into habitable space and the conversion of 2,715 square feet of unfinished basement to storage/mechanical space, a new pool pavilion with an outdoor barbecue and fireplace. A portion of the existing basement would be "daylighted" on the south elevation to provide for a two-story appearance.** The following structures currently exist on the parcel: residence of approximately 6,246 square feet, garage of approximately 787 square feet, and guesthouse of approximately 797 square feet. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 5.71 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary.

MBAR COMMENTS:

- **Plan is acceptable, has a lot of character, project incorporates usable open space.**
- **Supports the trellis, pizza oven, etc.**

Azevedo Exercise/Meditation

7. **08BAR-00000-00061** **Accessory Dwelling** **400 Hot Springs Road**
08LUP-00000-00141 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Morris Sobhani, architect for the owners, Celsco and Stephanie Azevedo, to consider Case No. 08BAR-00000-00061 for **conceptual review of an exercise/meditation accessory dwelling of approximately 600 square feet.** The following structures currently

exist on the parcel: residence of approximately 4,384 square feet and an attached garage of approximately 344 square feet. The proposed project will not require grading. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-069, located at **400 Hot Springs Road** in the Montecito area, First Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent.

8.	07BAR-00000-00344	Peterson New Single	871 Park Hill Lane
		Family Dwelling	Ridgeline: N/A
		(No Planner Assigned)	

Request of Bob Easton, architect for the owner, James Peterson, to consider Case No. 07BAR-00000-00344 for **conceptual review of a new residence of approximately 4,720 square feet, attached garage of approximately 735 square feet, a new pool approximately 16' by 30' and a new guesthouse of approximately 793 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,240 cubic yards of cut and approximately 1,240 cubic yards of fill. The property is a 3.95 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-030-016, located at **871 Park Hill Lane** in the Montecito area, First Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for further conceptual review.

PUBLIC COMMENT:

- Penelope Kapovsouz
- Tony Harbour

MBAR COMMENTS:

- Would like to see a better response to environment.
- Concern expressed with the look of an infinity pool in this setting.
- Watch window glare.
- Provide a photo of the Hilfiker gabion system (e.g., examples of other installations).
- Schedule a formal site visit prior to the next review.
 - Provide a minimum of 6 poles; 2 at the guest house ridge, 2 at the living room ridge and 2 at the highest ridge (over bedroom).
 - Also chalk the building outline and stake the road.

9.	08BAR-00000-00053	Shapiro New Single Family	669 Picacho Lane
		Dwelling, Guesthouse & Pool	Ridgeline: N/A
		(Eric Gage, Planner 568-2002)	

Request of Glen Deisler, architect for the owners, John and Megan Shapiro, to consider Case No. 08BAR-00000-00053 for **conceptual review of a new two-story residence of approximately 6,013 square feet, detached garage of approximately 743 square feet, a detached garage of approximately 399 square feet, a guesthouse of approximately 760 square feet, and a new pool and spa.** There are currently no structures on the parcel. The proposed project will require approximately 2,800 cubic yards of cut and approximately 100 cubic yards of fill. (Note: Some cut is to remove fill brought in under a previous LUP & grading permit.) The property is a 2.10 acre parcel zoned 2-E-1 and shown as Assessor's

Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District.

**Project was dropped from the agenda due to a lack of quorum. No action taken.
Applicant to reschedule to May 5, 2008 MBAR hearing.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Zilles, and carried by a vote of 5 to 0 (Maphis and Michaelson absent) that the meeting be adjourned until 5:00 P.M. on Monday, May 5, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:05 P.M.

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