

# COUNTY OF SANTA BARBARA



---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of April 25, 2005

---

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

**COMMITTEE MEMBERS ABSENT:** Sam Maphis

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 12+

### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** Sally Kinsell – A house under construction on Olive Mill Lane (perhaps number 98?) is proving to be very large and looming over neighbors. Asks that MBAR please pay attention to sitting development on lots to avoid this kind of situation in the future.
- II. **AGENDA STATUS REPORT:** Ketzal moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to adopt the changes to the agenda.

**Item No. 5 – Damron dropped**

**Item No. 6 – Berman continued to May 9, 2005**

**Item No. 10 – Gutterman continued to May 9, 2005**

**Item No. 11 – Grant dropped**

**Item No. 18 – Wilkie dropped**

- III. **MINUTES:** Michaelson moved, seconded by Ketzal and carried by a vote of 6 to 0 to approve the Minutes of April 11, 2005. (Maphis absent)

**C-1. 04BAR-00000-00174 Gallagher Residence Addition and Remodel 655 Chelham Way**  
04LUP-00000-00695 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Gary A. Jensen, architect for the owners, James and Katherine Gallagher, to consider Case No. 04BAR-00000-00174 for **final on consent of a first floor addition of approximately 89.4 square feet, second floor addition of approximately 392.6 square feet, garage addition of approximately 445 square feet and deck of approximately 92 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,538.6 square feet, a garage of approximately 282 square feet (to be demolished), a shed of approximately 62 square feet and basement of approximately 795 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The property is a 0.2 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-132-004, located at **655 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 8/9/04 and 9/13/04) (Gary Jensen appeared)

**ACTION: Nulty moved, seconded by Ketzel and carried by a vote of 6-0 for final approval on consent of 04BAR-00000-00174 (Maphis absent)**

**C-2. 04BAR-00000-00203 Tragos Residential Addition 810 Buena Vista Drive**  
04LUP-00000-00805 (Morgan Jones, Planner 568-2015) Ridgeline: N/A

Request of Peter Kavonian, agent for the owner, Bill Tragos, to consider Case No. 04BAR-00000-00203 for **final on consent of a residential addition of approximately 2,099 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,257 (habitable) square feet, attached garage of approximately 391 square feet, and attached secondary residential unit of approximately 303 (habitable) square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 1.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-025, located at **810 Buena Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 9/27/04, 10/11/04, 11/22/04 and 12/6/04) (Peter Kavonian appeared)

**ACTION: Nulty moved, seconded by Ketzel and carried by a vote of 6-0 for final approval on consent of 04BAR-00000-00203. (Maphis absent)**

**C-3. 04BAR-00000-00044 Copley New Residence with Attached Garage 871 Oak Grove Drive**  
03LUP-00000-01363 (Mark Walter, Planner 568-2852) Ridgeline: N/A/Urban

Request of Nigel Copley, owner, to consider Case No. 04BAR-00000-00044 for **final on consent of a new residence of approximately 3,754 square feet (first floor approximately 1,440 square feet and second floor approximately 2,314 square feet), with attached garage of approximately 420 square feet and porches of approximately 338 square feet.** Approximately 175 linear feet of retaining wall are proposed. The project will require approximately 260 cubic yards of grading, with cut and fill to be balanced on-site. No structure currently exist on the parcel. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-030, located at **871 Oak Grove Drive**, in the Montecito area, First Supervisorial District. (Continued from 3/22/04, 4/19/04 6/21/04 and 3/28/05) (Nigel Copley appeared)

**ACTION: Nulty moved, seconded by Ketzel and carried by a vote of 6-0 for final approval on consent of 04BAR-00000-00044. (Maphis absent)**

**C-4. 05BAR-00000-00038 Gilman Second Story Addition to Single Family Dwelling 811 Picacho Lane**  
05LUP-00000-00200 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Victor Schumacher, architect for the owners, Richard Gilman, to consider Case No. 05BAR-00000-00038 for **preliminary/final on consent of addition to a single family residence of approximately 670 square feet**. The following structures currently exist on the parcel: residence with attached garage of approximately 2,315 square feet and guest house of 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. (Continued from 3/14/05) (Victor Schumacher appeared)

**ACTION: Nulty moved, seconded by Ketzell and carried by a vote of 6-0 for preliminary and final approval on consent of 04BAR-00000-00038. (Maphis absent)**

**C-5. 05BAR-00000-00041      Strange Single Family Dwelling Addition      841 Chelham Way**  
05LUP-00000-00330 (Joddi Leipner, Planner 568-2514)      Ridgeline: N/A

Request of Ernesto A. Busnelli, agent for the owners, Paul and Heidi Strange, to consider Case No. 05BAR-00000-00041 for **preliminary/final on consent of a residential addition of approximately 244 square feet to the lower level of an existing two story residence, remodel of 400 square feet of interior space and construction of a new 313 square foot deck**. The following structures currently exist on the parcel: 1,769 gross square foot residence and 404 square foot carport. The property is a 0.29 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-112-001, located at **841 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 3/14/05) (Ernesto Busnelli appeared)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6-0 for preliminary and final approval on consent of 05BAR-00000-00041. (Maphis absent)**

**C-6. 04BAR-00000-00318      Koutnik Residential Addition      232 Miramar Avenue**  
04CDP-00000-00143 (Holly Bradbury, Planner 568-3577)      Ridgeline: N/A

Request of William Cooper, architect for the owner, Barbara Koutnik, to consider Case No. 04BAR-00000-00318 for **final on consent of a residential addition of approximately 579 square feet**. The following structures currently exist on the parcel: single family residence of approximately 3,095 square feet and attached three-car garage of approximately 830 square feet. The proposed project will not require grading. The property is a .60 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-290-009, located at **232 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 12/20/04 and 2/28/05)

**ACTION: Ketzell moved, seconded by Michaelson to continue to May 9, 2005. (Maphis absent)**

**C-7.      Anderson Single Family Dwelling Addition**  
**05BAR-00000-00043      and New Garage      1506 E. Mountain Drive**  
05LUP-00000-00207 (Lisa Martin, Planner 568-2032)      Ridgeline: N/A

Request of Robert Senn, architect for the owner, Marie Anderson, to consider Case No. 05BAR-00000-00043 for **preliminary/final on consent of addition to residence of approximately 198 square feet, new detached garage of approximately 800 square feet (demolish existing 543 square foot attached garage and demolish 452 square foot detached garage)**. The following structures currently exist on the parcel: 3,870 square feet residence with garage of 452 square feet and 543 square foot detached garage. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at **1506 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 3/14/05) (Robert Senn appeared)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6 to 0 for preliminary and final approval on consent of 05BAR-00000-00043. (Maphis absent)**

**C-8. 05BAR-00000-00052 Cooper Single Family Dwelling Addition 2125 Piedras Drive  
05LUP-00000-00243 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Bryan Pollard, architect for the owners, Jocelyne and Scott Cooper, to consider Case No. 05BAR-00000-00052 for **preliminary/final on consent of a new carport and garage conversion to master bedroom of approximately 361 square feet.** The following structure currently exists on the parcel: single family residence of approximately 2,307 square feet. The proposed project will require approximately 1 cubic yards of cut and approximately 1 cubic yards of fill. The property is a 1.3 acre foot parcel zoned E-3 and shown as Assessor's Parcel Number 007-110-044, located at **2125 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 3/28/05) (Bryan Pollard appeared)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 6-0 for preliminary and final approval on consent of 05BAR-00000-00052. (Maphis absent)**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**

At MPC on April 20: San Ysidro Ranch approved with condition that gatehouse be moved away from entrance and to be sited at MBAR's discretion Schwartz approved as submitted to the MPC Coral Casino review began, continued to May 27, 2005 for a special hearing.

Peter Edwards and Martha Zilles will attend the Brown Act training on Friday, April 29, 2005.

**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. 05BAR-00000-00008 Hazard Single Family Dwelling Addition and Loggia 2035 Birnam Wood Drive  
05LUP-00000-00042 (Peter Lawson, Planner 568-2021) Ridgeline: N/A**

Request of Elizabeth Sorgman, architect for the owner, Robert Hazard to consider Case No. 05BAR-00000-00008 for **final approval of a change of use: to convert a carport and rear loggia to habitable space, add a bay window in breakfast area and detached loggia structure. The project is a approximate 712 square foot addition/conversion and 464 square foot detached loggia structure.** The following structures currently exist on the parcel: 1 single family dwelling of approximately 4,609 square feet, attached 826 square foot garage and 210 square foot pool house. The proposed project will not require grading. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-039, located at 2035 Birnam Wood Drive in the Montecito area, First Supervisorial District. (Continued from 2/7/05 and 2/28/05) (Elizabeth Sorgman appeared)

**ACTION: Nulty moved, seconded by Ketzal and carried by a vote of 6 to 0 for final approval of 05BAR-00000-00008 with the following comments: (Maphis absent)**

**Comments:**

- While the proposal to have three curb cuts contradicts Guidelines recommendation to limit the number of cuts, the design review board of Birnam Wood has reviewed and approved the proposal and MBAR will defer to Birnam Wood in regards to those curb cuts.

**PRELIMINARY APPROVAL**

2. **05BAR-00000-00010** **Knight Cabana** **812 Buena Vista Avenue**  
05LUP-00000-00048 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Charlie Knight, to consider Case No. 05BAR-00000-00010 for **preliminary/final approval of a new 800 square foot cabana, new pool and spa of approximately 800 square feet.** The following structures currently exist on the parcel: 2,733 square foot house and 500 square foot garage. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-023, located at **812 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 2/7/05)(Robert Foley and Chris Hedberg appeared)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 6-0 for preliminary and final approval of 05BAR-00000-00010 with the following conditions: (Maphis absent)**

**Conditions:**

- Wrap foundation stone below around to the east elevation
- Change gatepost lighting at both motor court entrances to ground lighting, directional to the posts.

**Neighbor Comments:**

Devorah Miller – concerned that two of cabana's rooms look like bedrooms  
Jane Tait – wants to see what kind of fencing proposed

3. **05BAR-00000-00012** **Rice Addition** **121 Olive Mill Lane**  
05CDP-00000-00003 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Arthur Rice, to consider Case No. 05BAR-00000-00012 for **preliminary approval of an 844 square foot addition to a single family dwelling.** The following structures currently exist on the parcel: residence of approximately 4,026 square feet, guest house of 800 square feet and tennis cabana of approximately 189 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-029, located at **121 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/05) (Robert Senn and Laurie Romano appeared)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6-0 to grant preliminary approval of 05BAR-00000-00012. (Maphis absent)**

4. **05BAR-00000-00025** **Warren Single Family Dwelling Addition** **1331 Danielson Road**  
05CDP-00000-00025 (Alice Daly, Planner 568-2059) Ridgeline: N/A

Request of Thomas Moore, architect for the owners, Meg Warren, to consider Case No. 05BAR-00000-00025 for **preliminary approval of a residential addition of 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. (Continued from 3/14/05) (Thomas Moore and Meg Warren appeared)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6-0 to continue 05BAR-00000-00025 with the following comments: (Maphis absent)**

**Comments:**

- Comments from last meeting in support of the modification request still hold
- Provide a complete site plan indicating correct notation of proposed parking area and include correct identification of existing site features (such as the wall instead of fence and the driveway)
- Concerned with proposal that the extra required parking would be located in the driveway easement

5. **02BAR-00000-00109 Damron Single Family Residence 1076 The Fairway Road**  
(Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Jim Damron, to consider Case No. 02BAR-00000-00109 for **preliminary/final approval of construction of a new 1,072 square foot attached garage to an existing 8,306 square foot residence.** The following structure currently exists on the parcel: residence of approximately 8,306 square feet. The proposed project will require approximately 607 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.94 acre parcel zoned I-E-I and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. (Continued from 11/3/04 and 3/28/05)

**ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6-0 to drop 02BAR-00000-00109. See Agenda Status Report. (Maphis absent)**

6. **04BAR-00000-00020 Berman New Residence and Attached Garage/Storage 780 Ashley Road**  
03LUP-00000-00067 (Anne Almy, Planner, 568-2053) 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, 12/20/04 and 3/14/05)

**ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 6-0 to continue to May 9, 2005 agenda. See Agenda Status Report (Maphis absent).**

7. **04BAR-00000-00348 Jones New Residence, Garage and Guesthouse 1372 Oak Creek Canyon Road**  
04LUP-00000-01335 (Alice Daly, Planner, 568-2059) Ridgeline: Applicable

Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **preliminary approval of a new residence of approximately 6,250 square feet garage of approximately 787 square feet and guesthouse of approximately 799 square feet.** The parcel is currently vacant. The proposed project will require approximately 1,650 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 6.048 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) (Robert Senn and Rosa Andrade appeared).

**ACTION: Nulty moved, seconded by Ketzell and carried by a vote of 6-0 to continue 04BAR-00000-00348 with the following comments: (Maphis absent)**

**Comments:**

- MBAR would prefer to see about 1/5 of the oak seedlings replaced with 36” to 48” box oaks to be placed along entire south property boundary along road corridor
- Show the finished grade without the pool terrace to see if project meets 20 foot average height limit along the south elevation
- Show that grade on elevations matches grade on site/grading plan
- Tower size looks better
- Wrought iron balustrade as shown is better

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

**CONCEPTUAL REVIEW**

8. **05BAR-00000-00092 Cooper Single Family Dwelling Remodel 759 Via Manana**  
(No Planner Assigned) Ridgeline: N/A

Request of Tom Smith, architect for the owners Robert and Vanessa Cooper, to consider Case No. 05BAR-00000-00092 for **conceptual review of a change to an exterior of an existing residence of approximately 716 square feet.** The following structures currently exist on the parcel: residence of approximately 5,000 square feet. The property is a .96 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District. (Tom Smith appeared)

**ACTION: 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 (Maphis absent)**

**Comments:**

- Needs a historic review
- Have applicant and planner look carefully at all work going on and that appropriate permits are in place
- Provide a clear site plan and show all work
- Strongly recommends working with neighbors on the construction parking issues

**Neighbor Comments:**

Barbara Harrigan – concerned that notice indicated a 700 sq. ft. addition – now sees that there is no addition only changes to exterior of portion of house. How long will project go on, contractors have been blocking driveway.

Martin Christianson – Concerned with other work happening on property and if there is any change to the hedge on the south property line.

9. **05BAR-00000-00085 Douglas New Single Family Dwelling 940 Hot Springs Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Jennifer Foster, architect for the owners, Diandra de Morell Douglas, to consider Case No. 05BAR-00000-00085 for **conceptual review of new single family dwelling of**

**approximately 2,017 square feet, stalls and tack of approximately 1,512 square feet and covered parking of approximately 480 square feet.** The following structures currently exist on the parcel: storage shed of approximately 240 square feet, pool shed approximately 161 square feet, pool house of approximately 1,568 square feet, tennis court of approximately 6,953 square feet and pool of approximately 1,556 square feet. The proposed project will require approximately 670 cubic yards of cut and approximately 44 cubic yards of fill. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-047, located at **940 Hot Springs Road** in the Montecito area, First Supervisorial District. (Jennifer Foster, Tony Cano and Bill Smith 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 (Maphis absent)**

**Comments:**

- Put 2x4 at each of the two high points rather than full story poles, inform neighbors and MBAR Secretary when up
- Show a limit of work on the site plan and show all trees within that area of work
- Grading does not seem excessive and looks to be balanced on site.

**Neighbor Comments:**

Carol Herman – at 976 Hot Springs, wants to see story poles to determine if she could see the two story portion of house, doesn't want to see it.

Elizabeth Sorgman – representing 980 and 990 Hot Springs, concerned that cut and fill could lead to numerous truck trips on road, not sure if cut/fill addresses the paddock. A note on plans indicates that not all oaks have been noted on plans and she is concerned some may not be shown in area of work.

**Gutterman Single Family Dwelling**

- |            |   |                           |                          |
|------------|---|---------------------------|--------------------------|
| <b>10.</b> | <b>05BAR-00000-00091</b>                | <b>Demolition/Rebuild</b> | <b>440 Camphor Place</b> |
|            | 05LUP-00000-00365 (No Planner Assigned) |                           | Ridgeline: N/A           |

Request of Sophie Calvin, architect for the owners, Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for **conceptual review of a demolition to an existing residence of approximately 1,086 square feet, construction of a new deck of approximately 508 square feet, construction of a new single story residence of approximately 2,842 square feet, shed to be removed of approximately 169 square feet and greenhouse to be demolished of approximately 108 square feet.** The following structures currently exist on the parcel: residence of approximately 1,086 square feet, greenhouse of approximately 108 square feet and shed of approximately 169 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 105 cubic yards of fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-019, located at **440 Camphor Place** in the Montecito area, First Supervisorial District.

**ACTION: Ketzler moved, seconded by Michaelson and carried by a vote of 6-0 to continue to May 9, 2005. See Agenda Status Report (Maphis absent)**

- |            |   |                                     |                         |
|------------|---|-------------------------------------|-------------------------|
| <b>11.</b> | <b>05BAR-00000-00060</b>                          | <b>Grant New Cabana and Pergola</b> | <b>1530 Mimosa Lane</b> |
|            | 05LUP-00000-00248 (Amy Trester, Planner 568-3116) |                                     | Ridgeline: N/A          |

Request of Peter Kavonian, architect for the owners, Geoffrey and Annette Grant, to consider Case No. 05BAR-00000-00060 for **conceptual review of a cabana of approximately 769 square feet and pergola of approximately 624 square feet.** The following structures currently exist on the parcel: residence and guest house of approximately 4,280 square feet. The property is a 1.75 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-031, located at **1530 Mimosa Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/05)

**ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 5-0 to drop 05BAR-00000-00060. See Agenda Status Report. (Maphis absent)**

**12. 05BAR-00000-00089 Kern Single Family Dwelling Addition 505 El Bosque Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Beth Brown, agent for the owners, Dale Kern, to consider Case No. 05BAR-00000-00089 for **conceptual review of an attached patio enclosure of approximately 392 square feet.** The following structures currently exist on the parcel: residence of approximately 1,844 square feet. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-011, located at **505 El Bosque Road** in the Montecito area, First Supervisorial District. (Beth Brown, Ed Martin and Dale Kern 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 (Maphis absent)**

**Comments:**

- Site is well screened
- Details to match existing as much as possible and to be noted on plans
- Concerned with how addition roof will tie into building at the angle
- Preliminary/Final on consent ok

**Neighbor Comments:**

Connie Harvie – no concerns

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

**13. 05BAR-00000-00095 Bookout Enclosed Sun Room 1521 East Valley Road**  
05LUP-00000-00376 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Neal Silverman, agent for the owners, Margaret Bookout, to consider Case No. 05BAR-00000-00095 for **conceptual/preliminary review of an enclosed sun room of approximately 278 square feet.** Approximately 74 square feet of open deck will remain. The following structures currently exist on the parcel: duplexes of approximately 1,600 square feet. The property is a 2,200 square foot parcel zoned 6-R-2 and shown as Assessor's Parcel Number 007-570-004, located at **1521 East Valley Road** in the Montecito area, First Supervisorial District. (Neal Silverman and Margaret Bookout appeared)

**ACTION: Edwards moved, seconded by Ketznel and carried by a vote of 6-0 to grant preliminary approval of 05BAR-00000-00095 with the following conditions: (Maphis absent)**

**Conditions:**

- Match existing window frames/trim on house

**Comments:**

- Final on consent ok
- Main concern is intensifying night lighting with the proposed glass roof of the sun room. Investigate alternative glass for the roof that could reduce light transmission at night

**14. 05BAR-00000-00045 Shand Single Family Dwelling Addition 425 Alcalá Lane**  
05LUP-00000-0-0345 (Richard Kentro, Planner 568-3509) Ridgeline: N/A

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **further conceptual review of an addition and remodel to an existing residence of approximately 1,281 square feet.** The following structures currently exist on the parcel: residence of approximately 2,576 square feet and pool house of approximately 875 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 0.72 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-049, located at **425 Alcalá Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/05) (Philip DeBolske and Pat Brodie 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 (Maphis absent)**

**Comments:**

- Looks good, likes the changes
- Overhangs should all be three feet to match existing

**15. 05BAR-00000-00098 Price Demolition/New Residence & Art Studio 1212 East Valley Road**  
05LUP-00000-0425 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Neville H. Price, architect/owners, to consider Case No. 05BAR-00000-00098 for **conceptual review of demolition of a residence and carport and the construction of a new residence of approximately 3,620 square feet, art studio of approximately 560 square feet and garage of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet and carport of approximately 400 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 1.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-022, located at **1212 East Valley Road** in the Montecito area, First Supervisorial District. (Neville and Rosemary Price 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 (Maphis absent)**

**Comments:**

- Bring landscape plan - wants to see perimeter screening and show what plantings are being preserved
- Likes the architecture and proposed colors
- Likes how the house sits on the land

**16. 05BAR-00000-00099 Marsted & Bermant New Single Family Dwelling 660 Orchard Avenue**  
(No Planner Assigned) Ridgeline: N/A

Request of Peikert Group, architect for the owners, Melissa Marsted and Andrew Bermant to consider Case No. 05BAR-00000-00099 for **conceptual review of a new residence of approximately 3,108 square feet and garage of approximately 518 square feet.** There is no structure currently on the parcel. The proposed project will require approximately 40 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.17 acre parcel zoned 2-E-1 and

shown as Assessor's Parcel Number 007-152-013, located at **660 Orchard Avenue** in the Montecito area, First Supervisorial District. (Detlev Peikert, Andrew Bermant 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 (Maphis absent)**

**Comments:**

- Appreciates the stepped stories and cottage design, really likes that garage doors not seen from street, and that the proposal doesn't push out all the way to side setbacks. Likes the architecture.
- MBAR has strongly discouraged a similar proposal elsewhere on Orchard, concerned houses over the guidelines would set a negative precedent for this neighborhood.
- At a minimum stay within the guidelines recommended floor area (2,235) but would be better to size it closer to other houses in neighborhood – provide a neighborhood floor area study
- Rooms seem somewhat large most of area over the guidelines is in second story. Likes the backyard but if it becomes clear that this area not needed for septic leach field purposes (sewer line going in) may be able to use some of that area.

**Neighbor Comments:**

Monica Maki – looks good

Koka Maki – looks good

Brent Peus - concerned that some of his limited mountain view from his backyard/patio could be impacted

Susan Burns – Biggest concern is proposal is much larger than others on the street (mostly 1,600 to 1,800 sq. ft.) and that bulk will greatly impact the streetscape. The only other two story houses are sited on much larger parcels.

17. **05BAR-00000-00101** **Montgomery Pergola** **755 San Ysidro Road**  
05MOD-00000-00001 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Parker G. Montgomery, owner to consider Case No. 05BAR-00000-00101 for **conceptual review of a modification of the front yard set back to allow an unpermitted pergola to remain within the required setback. The pergola is approximately 31 feet by 16 feet and has a maximum height of 8 feet.** The property is a 0.95acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Parker Montgomery 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 (Maphis absent)**

**Comments:**

- Can support modification because of pergola's design and minimal intrusion; takes advantage of property and enhances motor court area

18. **05BAR-00000-00100** **Wilkie New Single Family Dwelling and Garage** **1664 East Valley Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Harwood White, architect for the owners, Michael Wilkie, to consider Case No. 05BAR-00000-00100 for **conceptual review of a new single family residence of approximately 4,314 square feet and garage of approximately 743 square feet.** There is no structure currently existing on the parcel. The proposed project will require approximately 445 cubic yards of cut and

approximately 445 cubic yards of fill. The property is a 3.08 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.

**ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 6 to 0 to drop 05BAR-00000-00100 See Agenda Status Report. (Maphis absent)**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzal moved, seconded by Michaelson, and carried by a vote of 6 to 0 (Maphis absent) that the meeting was adjourned until 3:10 on Monday, May 9, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.*

Meeting adjourned at 6:32 P.M.