



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of May 5, 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 Ketzell	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 Ketzell	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
Peter Imhof	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

Eric Gage, Planner, Development Review South

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 8.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT: Edwards moved, seconded by Michaelson and carried by a vote of 7 to 0 to adopt the following changes to the agenda:

Item No. 4 – Solomon SFD, Cabana, Guesthouse & Pool (05BAR-00000-00266) – Applicant requested continuance to May 19, 2008 hearing.

Item No. 12 – Browne Addition (08BAR-00000-00074) – Applicant dropped indefinitely.

Item No. 14 – Peterson New SFD (07BAR-00000-00344) – Applicant requested continuance to May 19, 2008 hearing.

III. MINUTES: Nulty moved, seconded by Edwards and carried by a vote of 5-0 (Maphis and Michaelson recused) to approve the MBAR Minutes of April 21, 2008.

IV. MONTECITO CONSENT AGENDA:

C-1. 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 and 4/07/08.)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary/final approval on consent of 08BAR-00000-00005.

C-2. 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 **final approval on consent 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. (Continued from 4/21/08.)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary/final approval on consent of 08BAR-00000-00060.

C-3. 08BAR-00000-00061 Azevedo Exercise/Meditation 400 Hot Springs Road
08LUP-00000-00141 Accessory Dwelling (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 **preliminary/final approval on consent 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. (Continued from 4/21/08.)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary/final approval on consent of 08BAR-00000-00061.

V. **MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE:**

STANDARD AGENDA:

DISCUSSION ITEM

1. Freston Retaining Wall 2300 Bella Vista Drive
Ridgeline: N/A

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, **for MBAR to render its advice on an existing retaining wall.** The property is a 40 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- **Kaye and David Peterson**
- **Tony Harbour**

MBAR COMMENTS:

- **Provide as much texturing as possible to create a rough finish and allow the vines to attach (eg., should look more like rock and not a smooth coat, consider raking).**
- **Brown tone colors are okay, green is not.**
- **Applicant's agent to research color requirements and other conditions for other structural components on site. The agent may contact June Pujo (568-2056) for guidance.**

Project received review only. No action taken.

FINAL APPROVAL

2. 05BAR-00000-00300 Kogevinas Revisions 171 Olive Mill Lane
05CDP-00002-00139 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **revised final approval of window and door modifications to previously approved plan.** The following structures currently exist on the parcel: residence of approximately 1,790 square feet with an attached garage of approximately 334 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05, 2/06/06, 3/13/06, 5/08/06, 6/19/06 and 8/27/07.)

MBAR COMMENTS:

- **Color board (window frames will be a contrasting tan) is fine.**
- **Use diffused glass on lighting fixtures.**
- **Call out colors on plan.**
- **Landscape plan is lacking; show what is to remain and what is new, show more landscaping at boundaries.**

ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 7-0 to grant revised final approval of 05BAR-00000-00300.

PRELIMINARY APPROVAL

3. **08BAR-00000-00025** **Craig Additions and Garage** **117 Palm Tree Lane**
08CDP-00000-00037 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Richard Starnes, architect for the owners, Mr. and Mrs. Paul Craig, to consider Case No. 08BAR-00000-00025 for **preliminary/final approval of an approximately 697 square foot addition to an existing residence, an approximately 900 square foot new garage and an approximately 900 square foot basement.** The following structures currently exist on the parcel: residence of approximately 2,019 square feet with an attached garage of approximately 472 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 23,850 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-211-030, located at **117 Palm Tree Lane** in the Montecito area, First Supervisorial District. (Continued from 3/10/08.)

MBAR COMMENTS:

- Use opaque/diffused glass light fixtures.
- Provide typical door and window details.
- Detail the new covered porch.
- Provide color and stucco information for elevations.
- Bring drawings up to the next level.
- Applicant may return for final approval with planner okay.

ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 7-0 to grant preliminary approval of 08BAR-00000-00025.

4. **05BAR-00000-00266** **Solomon Single Family Dwelling,**
Cabana, Guest House & Pool **1782 Jelinda Drive**
05CDP-00000-00124 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Lawrence Solomon, to consider Case No. 05BAR-00000-00266 for **revised preliminary approval of a new residence of approximately 4,000 square feet with attached garage of approximately 568 square feet, a cabana of approximately 681 square feet, and a guest house of approximately 800 square feet.** The property is currently vacant. The proposed project will require approximately 1,250 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 11/21/05, 12/18/06 and 2/12/07.)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 7-0 to continue 05BAR-00000-00266 to a future MBAR hearing. *See Agenda Status Report.*

Conk Partial Basement Conversion, Outdoor

5. **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 **preliminary approval 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. (Continued from 4/21/08.)

MBAR COMMENTS:

- **Basement is well screened.**

MBAR CONDITIONS:

- **Restudy streetscape plants and fence location. The harsh vertical condition on foreground needs softening.**
- **Chain link is unacceptable.**
- **Applicant may return for final approval.**

ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 5-2 (Michaelson and Nulty dissent) to grant preliminary approval of **08BAR-00000-00058.**

Coleman Single Family

6. **05BAR-00000-00276** **Dwelling Remodel and Addition** **1554 Miramar Beach Road**
06VAR-00000-00002 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
05CDH-00000-00045

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **preliminary approval of a complete remodel and an addition of approximately 456 square feet to an existing approximately 1,645 square foot beach cottage/residence. The proposed project will require the granting of a variance of the front yard setback for the existing structure and the addition thereto, as well as a variance for the first and second floors of the existing structure from the easterly side yard setback of four feet and the easterly side yard setback of three feet as shown on the County approved plan.** The third floor addition as revised will not require any variance of the sideyard or rearyard setbacks. The following residential structure currently exists on the parcel: a beach cottage/residence of approximately 1,645 square feet (net).The proposed project will require approximately 80 cubic yards of cut and approximately 80 cubic yards of fill over an estimated land area of 500 square feet. The property is an approximately 6,300 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 009-345-034, located at **1554 Miramar Beach Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/05, 12/05/05, 9/11/06, and 10/17/06)

MBAR CONDITIONS:

- Show applicable conditions on plans.
- Applicant may return for final approval.

ACTION: Maphis moved, seconded by Ketzell, and carried by a vote of 6-1 (Michaelson dissented) to grant preliminary approval of 05BAR-00000-00276.

CONCEPTUAL REVIEW

7.	08BAR-00000-00051	Genadry Addition and Cabana	660 Cowles Road
	08LUP-00000-00114	(Seth Shank, Planner 568-2054)	Ridgeline: N/A

Request of Thomas Meaney, architect for the owner, Elie Genadry Trust, to consider Case No. 08BAR-00000-00051 for **further 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. (Continued from 4/07/08.)

PUBLIC COMMENT:

- Jon Warner
- Don Sharpe

MBAR COMMENTS:

- 20' sideyard setbacks is necessary for neighborhood compatibility.
- Consider some reduction to house size to accommodate site (e.g. second master bedroom).
- Substantial plantings are needed on east side, which is lower in elevation. Most likely existing plants would need to be removed for construction (e.g. Acacias) and this would expose this side.
- The two story element is too high on the eastern side.
- The fence is too temporary in appearance.

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

8.	08BAR-00000-00053	Shapiro New Single Family Dwelling, Guesthouse & Pool	669 Picacho Lane
	08LUP-00000-00119	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Glen Deisler, architect for the owners, John and Megan Shapiro, to consider Case No. 08BAR-00000-00053 for **conceptual review and preliminary/final approval 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 1,900 cubic yards of cut and approximately 700 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. (Continued from 4/21/08.)

PUBLIC COMMENT:

- **Mark Manion (Attorney for neighbor)**

MBAR COMMENTS:

- **Site, building, design is very nice.**
- **MBAR likes the architecture and the garden.**
- **Project is well designed and well placed, and considers the arrival to the motor court.**
- **Master bedroom on upper floor and its outdoor space creates a line of site issue.**
- **Consider removal or redesign of the master bedroom/loggia second story element.**
- **Screening trees may be appropriate in some carefully chosen key areas.**

Project received conceptual review only. No action taken. Applicant may return for preliminary and/or final approval subject to planner okay.

9.	Grassini Single Family Dwelling Addition	1775 Fernald Point Lane
	07BAR-00000-00079 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, 7/02/07 and 4/21/08.)

MBAR COMMENTS:

- **Nice project.**
- **Good example of applicant, design team, and MBAR working together.**
- **Improve southeast screening and/or window placement.**

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

10.	Harte Accessory Structures	1853 San Leandro Lane
	08BAR-00000-00075 08CDP-00000-00046	(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Nancy Goslee Power, architect for the owners, Anne and Houston Harte, to consider Case No. 08BAR-00000-00075 for **conceptual review of a new carport of approximately 506 square feet, lath house of approximately 518 square feet, garden shed of approximately 244 square feet and a trellis of approximately 186 square feet.** The following structures currently exist on the parcel: residence of approximately 2,465 square feet

and a playroom of approximately 580 square feet. The proposed project will not require grading or fill. The property is a 0.55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-022, located at **1853 San Leandro Lane** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- **MBAR appreciates respecting the lane with setbacks.**
- **Reduce number of moon and uplighting fixtures by at least 50%.**
- **The carport and playroom roofs need to match.**
- **Soften the east side planter walls, break up the gravel, consider turf block, green up part of it.**
- **Lower the plate on the garden shed and bike storage structure.**
- **MBAR prefers the standing seam roof, rather than corrugated.**
- **Bring more photos of front of house, neighbor to the south and landscaping.**

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

- | | | | |
|------------|--------------------------|------------------------------------|----------------------------|
| 11. | 08BAR-00000-00070 | Mackall Addition | 330 Sheffield Drive |
| | 08CDH-00000-00008 | (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A |

Request of Britt Jewett, architect for the owner, Debbie Mackall, to consider Case No. 08BAR-00000-00070 for **conceptual review of an addition to existing residence of approximately 196 square feet.** The following structures currently exist on the parcel: residence of approximately 4,283 square feet. The proposed project will not require grading or fill. The property is a 1.22 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-006, located at **330 Sheffield Drive** in the Montecito area, First Supervisorial District.

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

- | | | | |
|------------|--------------------------|------------------------|-----------------------|
| 12. | 08BAR-00000-00074 | Browne Addition | 1160 Fife Lane |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Victor Schumacher, architect for the owner, Anthony Browne, to consider Case No. 08BAR-00000-00074 for **conceptual review of an addition to existing residence of approximately 880 square feet.** The following structures currently exist on the parcel: residence of approximately 4,275 square feet, an attached garage of approximately 764 square feet and a pool house of approximately 838 square feet. The proposed project will not require grading or fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-040, located at **1160 Fife Lane** in the Montecito area, First Supervisorial District.

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 7-0 to drop 08BAR-00000-00074. See Agenda Status Report.

- | | | | |
|------------|--------------------------|----------------------------------|------------------------------|
| 13. | 08BAR-00000-00079 | Shirokow Revised Addition | 1413 Schoolhouse Road |
| | 08LUP-00000-00172 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Laura Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 08BAR-00000-00079 for **conceptual review of a remodel of residence of approximately 1,081 square feet and an attached garage remodel of approximately 529 square feet.** The following structures currently exist on the parcel: residence of approximately 3,571 square feet

and a cabana of approximately 841 square feet. The proposed project will require zero cubic yards of cut and approximately 43 cubic yards of fill. The property is a 55,025 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- Louise Campbell

MBAR COMMENTS:

- Southwest corner screening needs to be noted on new plan.
- Show all new railings.
- Show pool equipment.
- Call out all existing, existing to keep, and new landscaping.
- Correct notes on plan sets.

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

14.	07BAR-00000-00344	Peterson New Single Family Dwelling	871 Park Hill Lane
		(No Planner Assigned)	Ridgeline: N/A

Request of Bob Easton, architect for the owner, James Peterson, to consider Case No. 07BAR-00000-00344 for **further 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. (Continued from 4/21/08.)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 7-0 to continue 07BAR-00000-00344 to a future MBAR hearing. *See Agenda Status Report.*

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis 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 9:10 P.M.