



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 18, 2009

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzel	Sharon Foster	- 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 the Chair, Tony Spann, at 3:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles
Michele Michaelson
Raymond Ketzel
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Sharon Foster - MBAR Secretary
Peter Imhof - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Ray Ketzel

REPORTERS: Marci Wormser, Santa Barbara News Press

NUMBER OF INTERESTED PERSONS: Approximately 5

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Edwards moved, seconded by Maphis and carried by a vote of 5 to 0 (Ketzel and Nulty absent) to: adopt the changes to the agenda.

Item 1- Tea Fire Harlin Rebuild SFD, 09BAR-00000-00059- Continued to the June 1, 2009 MBAR meeting

III. MINUTES: Maphis moved, seconded by Edwards and carried by a vote of 5 to 0 (Ketzel, Nulty absent) to reconsider and approve the Minutes of April 20, 2009.

V. MINUTES: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 (Ketzel and Nulty absent) to approve the Minutes of May 18, 2009.

VI. STAFF UPDATE: Supervising Planner, Peter Imhof sat in for June Pujo.

1. **09BAR-00000-00059** **Tea Fire Harlin Rebuild SFD** **840 Coyote Road**
09LUP-00000-00142 (Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of John D. Kelley, architect for the owners, David & Linda Harlin, to consider Case No. 09BAR-00000-00059 for **preliminary/final approval of a new residence of approximately 1,821 square feet, a new garage of approximately 576 square feet and an accessory structure (workshop) of approximately 484 square feet.** All structures were lost in the Tea Fire. The proposed project will require approximately 160 cubic yards of cut and approximately 248 cubic yards of fill. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-033, located at **840 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 4/20/09)

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 5-0 (Ketzel and Nulty absent) to continue 09BAR- 00000-00059 to the June 1, 2009 MBAR meeting. See Agenda Status Report

2. **09BAR-00000-00081** **Tea Fire Tarleton SFD Rebuild** **195 Sierra Vista Road**
09LUP-00000-00176 (Brian Banks, Planner) Ridgeline:
Urban

Request of Robert Klammer, agent/architect for the owners, Guy & Serina Tarleton, to consider Case No. 09BAR-00000-00081 for **conceptual review of a new two story single family dwelling of approximately 3,573 square feet with the first floor being approximately 1,888 square feet and the second floor approximately 1,685 square feet and an attached garage of approximately 509 square feet with a balcony of approximately 30 square feet.** All the structures formerly existing on the parcel were destroyed in the Tea Fire. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-022, located at **195 Sierra Vista Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **Clean, well-executed design. A refreshing approach to the often prosaic stucco, tile-roof house. Variation in height and the angling of architectural elements is effective. MBAR likes and supports the project.**
2. **Story poles requested, as for other Tea Fire projects. Partial story poles, including a pole for the tower and street-side ridge and eave, are acceptable for this project.**
3. **Exterior lighting to be shielded and downcast.**
4. **Correct labeling of site views on plans.**
5. **Return for preliminary/ final with lighting and landscape plans.**

ACTION: Project received comments only. Project may return for preliminary /final approval.

3. **07BAR-00000-00274** **Gluck Single Family Dwelling Addition/Remodel** **808 Hot Springs Road**
07LUP-00000-00824 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Ron Sorgman, architect for the owner, Frederick W. Gluck, to consider Case No. 07BAR-00000-00274 for **preliminary/final approval of a remodel and addition of approximately 1,469 square feet to the existing residence.** The following structures currently exist on the parcel:

residence of approximately 3,005 square feet with an attached garage of approximately 403 square feet, potting shed of approximately 200 square feet, and tool shed of approximately 150 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at **808 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07)

MBAR Comments:

- 1. Color board needed.**
- 2. Eyebrow motif on gate and house does not work yet. Restudy this detail.**
- 3. Return for final on consent with material samples, color board, incorporate colors into plans. Show site lighting, if any.**
- 4. Preliminary approval granted.**

ACTION: Michaelson moved, seconded by Maphis and carried by a vote 6-0 (Ketzal absent) to grant preliminary approval of 07BAR-00000-00274. Project may return for final on consent.

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| | Raith New Residence | |
| 4. 08BAR-00000-00272 | Garage, Workshop and Cabana | 180 San Ysidro Road |
| 09CDP-00000-00022 | (Kimberley McCarthy, Planner, 568- 2005) | Ridgeline: N/A |

Request of Jennifer Foster, agent for the owners, Jon and Elizabeth Raith, to consider Case No. 08BAR-00000-00272 for **final approval of a new two-story single family residence of approximately 3,445 square feet, a garage of approximately 558 square feet, a workshop of approximately 600 square feet and a cabana of approximately 350 square feet.** The following structure currently exists on the parcel: storage shed of 800 square feet (to be removed). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.67 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-004, located at **180 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 2/09/09, 2/23/09, 4/20/09)

MBAR Comments:

- 1. Tika directional light replaced with Luminaire 35W maximum wattage.**
- 2. Exterior lights should either be gas lit or glass should be opaque.**

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 5-0 (Ketzal and Maphis absent) to grant final approval of 08BAR-00000-00272.

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| 5. 09BAR-00000-00079 | Bissell Addition and Guesthouse | 1144 Alston Road |
| 09LUP-00000-00174 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline:
Applicable/Urban |

Request of Eric Swenmuson architect for the owner, Joe Bissell, to consider Case No. 09BAR-00000-00079 for **conceptual review, preliminary and final approval of an addition to the existing dwelling of approximately 2,567 square feet which includes the conversion of an existing non-habitable storage room (approximately 190 square feet) into habitable space, conversion of the existing 1, 300 square foot basement to improved space and the addition of approximately 176 square feet to the basement to create a stairway providing interior access and a guesthouse of approximately 800 square feet and a 800 square foot detached garage.** The following structures currently exist on the parcel: a residence of approximately 803 square feet. The proposed project will require approximately less than 30 cubic yards of fill. The property is a 2.42 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-091, located at 1144 Alston Road in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Consider adding windows to north elevation (powder room, pantry, family room)**
- 2. Add six inches to guest house hallway.**
- 3. Preliminary approval. Return for final approval with colors, lighting plan, landscape plan.**

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0-1 (Ketzel and Maphis absent, Spann abstained) to grant preliminary approval of 09BAR-00000-00079. Project may return for final approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Edward, and carried by a vote of 4 to 0 (Spann, Ketzel and Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, June 1, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:16 P.M.