



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: May 19, 2008  
3:00 P.M.**

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

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**NOTICE: Beginning June 2008, all revised plan sets will be due to Planning and Development Monday prior to the scheduled MBAR meeting by 12 p.m. The planner's memo providing comments to the MBAR will be posted with the MBAR agenda on the website by noon the Thursday prior to the MBAR meeting.**

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzal	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

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- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in Chapter 35 of the Santa Barbara County Code.
  - If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 PM, one business day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
  - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
  - Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
  - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; (805) 568-2000.
  - If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by Wednesday, 4:30 PM, three business days **PRIOR** to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
  - The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available on the counter in back of the hearing room and should be filled out and handed in to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comment for an item is 15 minutes.
  - Montecito Board of Architectural Review approval does not constitute Land Use Clearances.
  - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
  - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.

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**Site Visit - 1:30 P.M.**

**View Story Poles for Item No. 9 – Peterson New SFD – 871 Park Hill Lane.**

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### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.

**II. AGENDA STATUS REPORT**

**III. MINUTES: The Minutes of May 5, 2008 will be considered.**

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**

**V. STAFF UPDATE:**

**STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.**

**FINAL APPROVAL**

<b>1.</b>	<b>07BAR-00000-00265</b>	<b>Zupsic Single Family Dwelling Addition and New Guesthouse</b>	<b>1107 Clover Lane</b>
	07LUP-00000-00774	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Clay Aurell, agent for the owner, Chris Zupsic, to consider Case No. 07BAR-00000-00265 for **final 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 and 4/07/08.)

<b>2.</b>	<b>08BAR-00000-00058</b>	<b>Conk Partial Basement Conversion, Outdoor Barbecue &amp; Fireplace</b>	<b>1372 Oak Creek Canyon Road</b>
	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 **final 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 and 5/05/08.)

<b>3.</b>	<b>08BAR-00000-00025</b>	<b>Craig Additions and Garage</b>	<b>117 Palm Tree Lane</b>
	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 **final approval of an approximately 697 square foot**

**addition (includes garage conversion of 472 square feet) 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 20 cubic yards of cut and approximately 20 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 and 5/05/08.)

**PRELIMINARY APPROVAL**

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| 4. | <b>06BAR-00000-00131</b><br>08LUP-00000-00067 | <b>Benhayon Demo/Rebuild<br/>Single Family Dwelling</b><br>(Amy Trester, Planner 568-3116) | <b>313 San Ysidro Road</b><br>Ridgeline: N/A |
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Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Steven Benhayon, to consider Case No. 06BAR-00000-00131 for **preliminary/final 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 and 4/07/08.)

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| 5. | <b>08BAR-00000-00075</b><br>08CDP-00000-00046 | <b>Harte Accessory<br/>Structures</b><br>(Lisa Martin, Planner 568-2032) | <b>1853 San Leandro Lane</b><br>Ridgeline: N/A |
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Request of Nancy Goslee Power, architect for the owners, Anne and Houston Harte, to consider Case No. 08BAR-00000-00075 for **preliminary/final approval 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. (Continued from 5/05/08.)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P. M.**

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| 6. | <b>07BAR-00000-00169</b><br>07LUP-00000-00444 | <b>Merzbach Demo/New<br/>Single Family Dwelling</b><br>(Kimberly McCarthy, Planner 568-2005) | <b>2090 East Valley Road</b><br>Ridgeline: N/A |
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Request of Henry Lenny, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **revised preliminary approval of a new two-story residence of approximately 4,146 square feet with an attached 3-car garage of approximately 800 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: single-story residence of approximately 1,600 square

feet with an attached garage of approximately 478 square feet, detached accessory building of approximately 480 square feet, and garden shed of approximately 100 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-016, located at **2090 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 7/16/07 and 11/05/07.)

7. **05BAR-00000-00266** **Solomon Single Family Dwelling,** **1782 Jelinda Drive**  
**Cabana, Guest House & Pool**  
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, 2/12/07 and 5/05/08.)

### CONCEPTUAL REVIEW

8. **08BAR-00000-00051** **Genadry Addition** **660 Cowles Road**  
**and Cabana**  
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 a sunroom addition of approximately 247 square feet, an approximately 540 square foot sitting room with full bath, a cabana of approximately 515 square feet with full bath, and a raised deck of approximately 1,040 square feet. (One approximately 12" DBH pepper tree is proposed for removal.)** 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 project will require less than 50 cubic yards of grading. 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 and 5/05/08.)

9. **07BAR-00000-00344** **Peterson New Single** **871 Park Hill Lane**  
**Family Dwelling**  
(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 and 5/05/08.)

