

COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of June 20, 2005

Marsha Zilles		Santa Barbara County
Michele Michaelson		Montecito Community Hall & Library
Raymond Ketzell		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, 3:10, at P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
Kim Yanagihara	- MBAR Secretary
Julie Harris	- Planner III

COMMITTEE MEMBERS ABSENT: Ray Ketzell and Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 14

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 4 to 0 to adopt the changes to the agenda. (Ketzell, Zilles and Maphis absent)

ITEM NO. 7 – Corona continued to July 11, 2005.

ITEM NO. 9 – Lot 10 Sanders continued to July 11, 2005

ITEM NO. 18 – Spidell Addition dropped

III. MINUTES: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 to approve the Minutes of June 6, 2005. (Ketzell and Zilles absent)

IV. MONTECITO CONSENT AGENDA

<p>The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.</p>
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C-1. 05BAR-00000-00106 Shuman Garage 980 Hot Springs Road
05LUP-00000-00448 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Alfred Shuman, to consider Case No. 05BAR-00000-00106 for **preliminary/final on consent of a new detached garage of approximately 600 square feet.** The following structure currently exist on the parcel: residence of approximately 822 square feet. The proposed project will require approximately 40 cubic yards of cut and will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-011, located at **980 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/9/05 and 5/23/05) (Elizabeth Sorgman appeared)

ACTION: Nulty moved, seconded by Edwards and carried by a vote of 4 to 0 to grant preliminary/final approval on consent of 05BAR-00000-00106. (Ketzl, Zilles and Maphis absent)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

Chair Spann announced that the appeal to the Board of Supervisors of the Coral Casino will be heard on July 5, 2005 and will let MBAR know if any MBAR members will need to attend.

VI. STAFF UPDATE: None

STANDARD AGENDA:

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

FINAL APPROVAL

1. 04BAR-00000-00020 Berman New Residence and Attached Garage/Storage 780 Ashley Road
03LUP-00000-00067 (Dan Nemecheck, Planner 568-2516) Ridgeline: N/A/Urban

Request of Monarc Designs, architect for the owner, Stephen Berman, to consider Case No. 04BAR-00000-00020 for **final approval of a new residence of approximately 5,473 square feet and attached garage of approximately 741 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 164 cubic yards of cut and 214 cubic 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, 3/14/05 and 4/25/05) (Sophie Calvin appeared)

ACTION: Edwards moved and seconded by Michaelson and carried by a vote of 4 to 0 to grant final approval of 04BAR-00000-00020 with the following condition. (Maphis abstained, Ketzl and Zilles absent)

Conditions:

- Maintain dense vegetative screening along street.

2. 04BAR-00000-00348 Jones New Residence, Garage and Guesthouse 1372 Oak Creek Canyon Road
04LUP-00000-01335 (Alice Daly, Planner 568-2059) Ridgeline: Applicable/Rural

Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **final 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 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 and 5/9/05)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 to continue 04BAR-00000-00348 to July 11, 2005. (Ketzal and Zilles absent)

- 3. Webb Two-Story Residence/Attached Garage/Detached Garage/Pergola and Guesthouse 1460 East Mountain Drive**
03BAR-00000-00243 04LUP-00000-00152 (Peter Lawson, Planner 568-2021) Ridgeline: Applicable/Urban
- Request of Tom Oschsner, architect for the owner, Bobby Webb, to consider Case No. 03BAR-00000-00243 for **final approval of a new two-story residence of approximately 7,656 square feet, basement of 1,622 square feet, attached garage of approximately 812 square feet; detached garage of approximately 800 square feet, new pergola of approximately 798 square feet, a cabana of 174 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,300 cubic yards of cut and approximately 3,050 cubic yards of fill. The property consists of 2 legal parcels 1 acre each zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-060-005 and -009, located at **1460 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 10/6/03, 7/12/04 and 3/28/05) (Tom Oschsner and Justin Van Mullem appeared)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5 to 0 to continue 03BAR-00000-00243 with the following conditions. (Ketzal and Zilles absent)

Conditions:

- Show bio-swale treatment for drainage on east side of property including appropriate vegetation and rocks to slow down flow and allow percolation/infiltration into soil.
- Show more screening/hedges on east boundary.
- Wall south of pool and slope above (north) of pool need denser plant material, vines or other screening vegetation.
- Specify exterior light fixtures and illumination (to be low wattage).
- Final on Consent ok

- 4. Johnson New Residence 935 Mariposa Lane**
02BAR-00000-00157 02LUP-00000-00543 (Peter Lawson, Planner 568-2012) Ridgeline: Applicable/Urban
- Request of Ken Mineau, Appleton & Associates, architect for the owner, David Johnson, to consider Case No. 02BAR-00000-00157 for **final approval of a new residence of approximately 2,834 square feet with attached garage of approximately 400 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-070-040, located at **935 Mariposa Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/05) (Jeff Troyer appeared)

ACTION: Nulty moved, seconded by Spann and carried by a vote of 5 to 0 to grant revised preliminary approval on 02BAR-00000-00157 with the following conditions. (Ketzal and Zilles absent)

Conditions

- Show accurate grading including showing where cut & fill will occur.

- Pull back planting from under oak – at least 10 feet from trunk.
- Re-study front entry.
- Show construction traffic on site plan and staging.
- Final on Consent ok.

Neighbor Comments:

Deanne Wassom – concerned with overall number of projects in neighborhood under construction, affecting quality of life due to construction noise, music playing, construction traffic and parking – feels it is reaching a breaking point.
Michaela Morgan – same comments as Ms. Wassom.

5. 04BAR-00000-00248 Waitt Residential Additions 875 Knollwood Drive
04LUP-00000-00985 (Richard Kentro, Planner 568-3509) Ridgeline: Applicable/Urban

Request of Tracey Burnell architect for the owners, Mr. and Mrs. Waitt, to consider Case No. 04BAR-00000-00248 for **revised final approval of additions of approximately 1,662 square feet to an existing two-story residence of approximately 7,579 square feet, removal of a 741 square foot pool cabana, expansion of an existing terrace, construction of a circular entry court, construction of an approximately 49 square foot tool shed, and construction of various hardscape features.** The proposed project will require approximately 660 cubic yards of cut and 246 cubic yards of fill. The property is a 2.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-043, located at **875 Knollwood Drive** in the Montecito area, First Supervisorial District. (Continued from 10/25/04, 11/8/04, 11/22/04, 12/20/04, 1/10/05 and 6/6/05) (Brit Jewett and Bob Pester appeared)

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 5 to 0 to grant revised final approval of 04BAR-00000-00248. (Ketzel and Zilles absent)

Neighbor Comments:

Deanne Wassom – concerned with overall number of projects in neighborhood under construction, affecting quality of life due to construction noise, music playing, construction traffic and parking – feels it is reaching a breaking point.
Michaela Morgan – same comments as Ms. Wassom.

PRELIMINARY APPROVAL

6. 05BAR-00000-00148 Music Academy of the West 1070 The Fairway
90-CUP-111 RV01 (Natasha Heifetz Campbell, Planner 962-0030) Ridgeline: N/A/Urban

Request of Suzanne Elledge, agent for the Music Academy of the West, to consider Case No. 05BAR-00000-00148 for **preliminary/final approval of phase one of the approved Master Plan of approximately 2,790 square feet addition to recital hall and new storage building with floor area of 950 square feet.** The following structures currently exist on the parcel: Main house, Abravanel Hall, Claeysens Hall, Wood 1 and Wood 2 Studio Buildings, Harger Studio, The Rack, Treasure House and two residences. The property is a 9.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 009-282-029 and -030, located at **1070 The Fairway** in Montecito area, First Supervisorial District. (Continued from 9/22/03) (Suzanne Elledge, Jason Currie, Steve Metsch, Martha Degasis, Alex Cole, Susan Chamberlin)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 5 to 0 to grant preliminary approval of Wood 2 05BAR-00000-00148 with the following conditions. (Ketzel and Zilles absent)

Conditions

- Restudy Wainscot color
- Restudy width and shape plaster corbels at sides of covered pedestrian walkway.
- Specify light fixture lamps and glass (low wattage and obscuring glass).
- Final on Consent ok.

MBAR Comment:

- Concerned in general with phasing of project as they had not previously reviewed it with phasing in mind. In particular concerned with how screening plantings will be addressed around the northwest parking lot during the phasing process.

Neighbor Comments:

Don Iselin – asked about cut for Abravanel Hall.

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 5 to 0 to grant preliminary approval of Phase I (Treasure, Rack, recital hall, storage building) 05BAR-00000-00148 with the following conditions. (Ketzler and Zilles absent)

Looks nice – appreciates the work to accommodate neighbors' privacy needs

Comments:

- Look to planner's understanding that substantial conformity may be needed for these changes.
Elevations of the Rack and Treasure House to be shown on same elevations as new storage building for perspective on the new structure.

7. **04BAR-00000-00344** **Corona Pool Cabana** **1630 N. Jameson Lane**
04CDP-00000-00027 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Efrain Corona, to consider Case No. 04BAR-00000-00344 for **preliminary/final approval of a new pool cabana of approximately 238 square feet and related pool hardscape, trellis and fence.** The following structures currently exist on the parcel: single family residence of approximately 2,888 square feet, garage of approximately 330 square feet, second residential unit of approximately 831 square feet over 4-car garage of approximately 1,090 square feet and accessory structure of approximately 280 square feet. The proposed project will not require grading. The property is a 1.6 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 007-333-003, located at **1630 N. Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 1/24/05)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 to continued 04BAR-00000-00344 to July 11, 2005. (Ketzler, Zilles and Maphis absent)

8. **05BAR-00000-00084** **Churchill Single Family Dwelling** **809 Romero Canyon Road**
Demo/Rebuild
05LUP-00000-00338 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Tracy Burnell, architect for the owners, Bruce and Christine Churchill, to consider Case No. 05BAR-00000-00084 for **preliminary approval of a demolition and rebuild of a single family residence of approximately 987 square feet, a basement of approximately 352 square feet, a new carport of approximately 440 square feet, 886 square feet of porches and an attached second-story hobby room of approximately 187 square feet.** The following structures currently exist on the parcel: residence of approximately 1,245 square feet and barn and garage of approximately 1,156 square feet and a workshop of approximately 500 square feet. The property is a 5.67 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-034, located at

809 Romero Canyon Road in the Montecito area, First Supervisorial District. (Continued from 4/11/05) (Brit Jewett and Bob Pester)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 to grant preliminary approval of 05BAR-00000-00084 with the following condition. (Ketzell and Zilles absent)

Condition:

- Railings need to be drawn on plans indicating how they conform to building code.

Lot 10 Sanders

9. **04BAR-00000-00220 Co-Trust New Residence San Ysidro and San Leandro Lane**
05CDP-00000-00030 (Michelle Wilson, Planner 568-2910) Ridgeline: N/A

Request of B3 Architects, architect for the owner, Richard W. Sanders, Co Trustee, to consider Case No. 04BAR-00000-00220 for **preliminary/final approval of a new residence of approximately 4,367 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.87 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-005, located at **the corner of San Ysidro and San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued 10/11/04)

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 to continue 04BAR-00000-00220 to July 11, 2005. (Ketzell, Zilles and Maphis absent)

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

CONCEPTUAL REVIEW

10. **05BAR-00000-00057 Gaba Single Family Dwelling Addition 1060 Channel Drive**
05CDH-00000-00012 (Joddi Leipner, Planner 568-2514) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Hal and Carole Gaba, to consider Case No. 05BAR-00000-00057 for **revised conceptual review of a first floor addition (in two areas) totaling 2,928 square feet and a second story addition of 900 square feet to an existing 3,520 square foot single family residence.** The project also includes a remodel of the existing first story roof. A new architectural projection (cupola) would be constructed on the roof of the first floor addition in the northwest area of the house. With the secondary story addition, the house would have a maximum height of 25 feet and an average height of 23 feet. The applicant is also proposing a new 7 foot high garden wall and is proposing to convert an existing 300 square foot barbeque pavilion into a cabana with outdoor barbeque. Other proposed modifications include widening (three additional feet) and repaving of the existing motor court and modifications to the entry gate and columns. Approximately 150 cubic yards of grading would be required to construct the additions and four non-native specimen trees would be removed. Other development currently present on the site includes a 693 square foot attached garage, 216 square foot enclosed storage area and an 800 square foot guest house. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 3/28/05) (Tom Ochsner 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. (Ketzell and Zilles absent)

Comments:

- Main issues are the second story addition and addition on south elevation: two of the five members present have issues with the second floor addition and ask why they can't stay with one story; two of the five members present are concerned with the additional development proposed over the recommended floor area for this lot size.
- The seven foot tall privacy walls are outside of setback, are small and are fine.
- Area proposed around courtyard is not problematic as it is hidden.
- No issues with the cabana.
- Change to gates are ok.
- Show good screening for the new additions.

11. 05BAR-00000-00072 Decker New Residence and Second Unit 660 Stonehouse Lane
05LUP-00000-00704 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Steve Decker, to consider Case No. 05BAR-00000-00072 for **further conceptual review of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, attached residential second unit of 924 square feet and conversion of the existing single family dwelling to an artist studio of 800 square feet.** There is an approximately 800 square foot house currently existing on the parcel. The proposed project will require approximately 125 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 4/11/05 and 5/9/05) (Bob Easton and Steve Decker 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. (Ketzler and Zilles absent)

Comments:

- Looks good.

12. 05BAR-00000-00144 Morton Single Family Dwelling Addition 550 Santa Angela Lane
05LUP-00000-00612 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Valerie Froscher, architect for the owners, Hughes and Cece Morton, to consider Case No. 05BAR-00000-00144 for **conceptual review of an addition of approximately 412 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,106, garage of approximately 256 square feet and carport of approximately 325 square feet. The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 0.44 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-018, located at **550 Santa Angela Lane** in the Montecito area, First Supervisorial District. (Valerie Froscher 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. (Ketzler and Zilles absent)

Comments:

- Looks good – preliminary/final on consent ok.

13. 05BAR-00000-00145 Clark Addition and Remodel 1574 Green Lane
05CDP-00000-00045 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Randy and Amy Clark, to consider Case No. 05BAR-00000-00145 for **conceptual review of an addition of approximately 1,008 square feet consisting of new family room, laundry room, half bath and remodel of existing kitchen and portions of interior.** The following structures currently exist on the parcel: residence of approximately 3,286 square feet, guesthouse of approximately 634 square feet and garage of approximately 677 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-290-016, located at **1574 Green Lane** in the Montecito area, First Supervisorial District. (Peter Becker 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. (Ketzler and Zilles absent)

Comments:

- Look forward to the historic report.
- Appreciates applicant's interest in the Mary Craig house.

Neighbor Comments:

Michele Michaelson – feels it's already a big house and wonders at need for it to be larger; interested in the history.

14. 05BAR-00000-00149 Lundegard Addition/Interior Remodel 27 Butterfly Lane
05CDH-00000-00028 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of Bob Easton, architect for the owners, John Lundegard, to consider Case No. 05BAR-00000-00149 for **conceptual review of an addition to an existing residence of approximately 340 square feet.** The following structures currently exist on the parcel: residence of approximately 6,150 square feet, garage of approximately 550 square feet and cabana of approximately 640 square feet. The property is a .61 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-036, located at **27 Butterfly Lane** in the Montecito area, First Supervisorial District. (Bob Easton and John Lundegard appeared)

Project received further conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Ketzler and Zilles absent)

Comments:

For shutter detail on elevator tower – show a detail so that it will appear as real shutters closed over a real window.

15. 05BAR-00000-00022 Our Lady of Mount Carmel Church 1300 East Valley Road
05SCD-00000-00009 (Joddi Leipner, Planner 568-2514) Ridgeline: N/A

Request of Tom Kress, architect for Father Maurice O'Mahony, to consider Case No. 05BAR-00000-00022 for **further conceptual review of an 8 foot high garden wall, refuse enclosure with gates of approximately 455 square feet and Marian sculpture shrine enclosure of approximately 256 square feet.** The property is a 4.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-172-001, located at **1300 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 2/28/05) (Tom Kress 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. (Ketzler and Zilles absent)

Comments:

- Revise arbor/trellis with a double top row – as it was shown today the posts appeared heavy in cross-section.
- Likes the proposed plantings.
- Concerned about overall lighting of church and would like to see it addressed before giving the project approval.

Neighbor Comments:

Don Iselin – Has the existing lighting been addressed?

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P.M.

16.	05BAR-00000-00029	Spiva Addition and Garage	768 Ayala Lane
	05LUP-00000-00547 (Lisa Martin, Planner 568-2032)		Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for **further conceptual review of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet.** The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Continued from 3/14/05 and 5/23/05) (Jyl Ratkevich 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. (Ketzler and Zilles absent)

Comments:

- Re-study proposal and work with neighbors – come back with revised plan.
- Strongly suggest that if the existing basement/veranda/living area is attached to new SFD as an attached accessory structure that it be reduced to 800 sq. ft. of interior space and the remainder opened up to its previous condition.

Neighbor Comments:

Carl Schulhof – Major privacy issue as Spiva property sits much higher than his and would look over into his yard and windows.

David Strauss – Also privacy and drainage onto his property as a result of any new impervious surfaces.

James Hartle – Location of house and preservation of gardens, current proposed location is ok for him, but if it is moved he would want to revisit the question. Would like screening to be maintained, that size and quality be addressed for the neighborhood.

Maren Hansen – Story poles showed that she has a major issue with proposed house. Second story will block mountain view and is not in keeping with tenor of neighborhood. Resolution of use of existing "basement" an issue.

17. 05BAR-00000-00150 Arntz Demolition and Addition 1525 Las Tunas Road
05LUP-00000-00708 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Brian Miller, architect for the owners, Meichelle Arntz, to consider Case No. 05BAR-00000-00150 for **conceptual review of demolition of a garage and barn of approximately 1,288 square feet and demolition of residence and guest wing of approximately 1,100 square feet, addition of approximately 2,095 square feet.** The following structures currently exist on the parcel: residence of approximately 3,855 square feet, barn and garage of approximately 1,288 square feet and guesthouse of approximately 288 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-110-036, located at **1525 Las Tunas Road** in the Montecito area, First Supervisorial District. (Brian Miller and Robert Senn 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. (Ketzler and Zilles absent)

Comments:

- Amazing job and improvement over existing house
- Plans should show clearly that motor court wall is 8 ft. not 10 ft.

Neighbor Comments:

Susan & William McKinley – Wanted to ensure that new structure would not block their ocean view.

18. 05BAR-00000-00153 Spidell Addition 1530 Willina
(No Planner Assigned) Ridgeline: N/A

Request of Tom Kimbrell, agent for the owners, Maurice N. Spidell, to consider Case No. 05BAR-00000-00153 for **conceptual review of a bathroom addition of approximately 107 square feet.** The following structures currently exist on the parcel: residence of approximately 1,925 square feet, garage of approximately 240 square feet, guest house of approximately 186 square feet and office of approximately 138 square feet. The property is a .019 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-008, located at **1530 Willina** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 4 to 0 to drop 05BAR-00000-00153 from the agenda. (Ketzler, Zilles and Maphis absent)

19. 04BAR-00000-00250 Harper Single Family Dwelling Addition 1143 Hill Road
04CDP-00000-00109 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Peter Becker, architect for the owners, Debbie and Bob Harper, to consider Case No. 04BAR-00000-00250 for **conceptual and preliminary approval of an addition of approximately 345 square feet.** The following structures currently exist on the parcel: residence of approximately 1,085 square feet and attached garage of approximately 370 square feet. The proposed project will not require grading. The property is a 0.26 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-352-003, located at **1143 Hill Road** in the Montecito area, First Supervisorial District. (Peter Becker appeared)

ACTION: Edwards moved, seconded by Nulty and carried by a vote of 5 to 0 to grant preliminary approval of 04BAR-00000-00250. (Ketzler and Zilles absent)

Comments:

- Prefer to see wall at property line and not encroach into road right-of-way.

20. **05BAR-00000-00156** **Miller Single Family Dwelling** **1440 Wyant Road**
Remodel/Artist Studio
(No Planner Assigned) Ridgeline: N/A

Request of Loren Solin, agent for the owners, Stephen Miller, to consider Case No. 05BAR-00000-00156 for **conceptual review of an addition of a master suite of approximately 345 square feet and artist studio addition of approximately 772 square feet.** The following structures currently exist on the parcel: residence of approximately 3,973 square feet and attached garage of approximately 444 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-430-019, located at **1440 Wyant Road** in the Montecito area, First Supervisorial District. (Loren Solin and Stephen Miller 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. (Ketzels and Zilles absent)

Comments:

- No lights on top of pilasters.
- Re-study the lighting

21. **05BAR-00000-00157** **Friedman Addition** **150 La Vereda Lane**
05CDP-00000-00054 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Bob Easton, architect for the owners Bruce and Sonia Friedman, to consider Case No. 05BAR-00000-00157 for **conceptual review of an addition to a lower floor of approximately 464 square feet, addition of a covered balcony of approximately 108 square feet and new roof deck over the existing garage of approximately 702 square feet.** The following structures currently exist on the parcel: residence of approximately 3,999 square feet, guesthouse of approximately 1,059 square feet and garage of approximately 702 square feet. The property is a 1.3 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-202-008, located at **150 La Vereda Lane** in the Montecito area, First Supervisorial District. (Bob Easton and Marc Phillips 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. (Ketzels and Zilles absent)

Comments:

- Looks good.
- Preliminary/Final on Consent ok.

Neighbor Comments:

Note – Brett Beauvoix submitted speaker slip but did not stay to comment and left no indication whether for or against project.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Spann, and carried by a vote of 5 to 0 (Ketzels and Zilles absent) that the meeting was adjourned until 3:00 P.M. on Monday, July 11, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:15 P.M.

