



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of June 30, 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 3:16 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
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

Sarah Clark, Planner, Development Review South
Seth Shank, Planner, Development Review South

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 25.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

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

Item No. 3 – Misfeldt Minor Addition (07BAR-00000-00301) – requested continuance to 7/14/08 hearing.

Item No. 4 – Bradley Single Family Dwelling (06BAR-00000-00264) – requested.

MBAR COMMENTS:

- The plantings will soften this older portion of the seawall.
- The salt zone has a limited palate of plant choices.

ACTION: Maphis moved, seconded by Ketzal and carried by a vote of 5-1 (Nulty absent and Michaelson opposed) to grant revised final approval of 06BAR-00000-00168.

2.

07BAR-00000-00180 07LUP-00000-00560	Levine/Leichtman Single Family Dwelling Addition, Cabana, Green House (Lisa Martin, Planner 568-2032)	819 San Ysidro Lane Ridgeline: N/A
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Request of Paul Williger and Sarah Brar, architects for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **final approval of a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,415 square feet and second floor addition of approximately 465 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,320 square feet with a detached garage of approximately 540 square feet (to be demolished) and detached studio of approximately 460 square feet. The proposed project will require approximately 650 cubic yards of cut and 650 cubic yards of fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07, 10/22/07, 1/28/08 and 2/25/08.)

MBAR COMMENT:

- Color palate and lighting plan are included as part of this approval.

MBAR CONDITION:

- Reduce the wattage on the lights to a maximum of 25 watts.

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 6-0 (Nulty absent) to grant final approval of 07BAR-00000-00180.

3.

07BAR-00000-00301 08CDP-00000-00008	Misfeldt Minor Addition (Eric Gage, Planner 568-2002)	135 La Vuelta Road Ridgeline: N/A
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Request of Carl Schneider, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00301 for **revised final approval of an approximately 50 square foot minor second floor addition, covered patio, new landscape plan and new entry gates.** The following structure currently exists on the parcel: residence under construction of approximately 4,687 square feet. The proposed project will not require grading. The property is a 17,010 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 1/07/08, 1/28/08 and 6/16/08.)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5-0 (Nulty and Maphis absent) to continue 07BAR-00000-00301 to the MBAR hearing of July 14, 2008. *See Agenda Status Report.*

4. **06BAR-00000-00264** **Bradley Single Family Dwelling,
Garage, Pool House, and Guesthouse** **975 Lilac Drive**
06LUP-00000-00965 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Domaine Forte and Ken Mineau, architects for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **final approval of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 753 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06, 5/21/07 and 1/07/08.)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 5-0 (Nulty and Maphis absent) to continue 06BAR-00000-00264 to the MBAR hearing of July 28, 2008. See *Agenda Status Report*.

5. **07BAR-00000-00169** **Merzbach Demo/New
Single Family Dwelling** **2090 East Valley Road**
07LUP-00000-00444 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Henry Lenny, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **final 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 guesthouse 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, 11/05/07 and 5/19/08.)

MBAR COMMENTS:

- **Materials and colors are okay.**
- **Correct Sheet A1.01 to reflect that the wall is 6' and not 10' in height.**
- **The ground lights on the front entrance pilasters shall not exceed a maximum of 35 watts.**
- **Lens on exterior lights should be opaque.**
- **Restudy the wall placement in relation to the oaks on the south and southeast at Oak Grove and East Valley Road; the wall should be a minimum of 10' from the tree trunks.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0 (Nulty absent) to grant final approval of 07BAR-00000-00169.

CONCEPTUAL REVIEW

6.	08BAR-00000-00114	1147 Hill Road LLC New Single Family Dwelling, Garage and Cabana	1147 Hill Road
	08CDP-00000-00072	(Sarah Clark, Planner 568-2059)	Ridgeline: N/A

Request of Patsy Stadelman, agent for the owner, 1147 Hill Road LLC, to consider Case No. 08BAR-00000-00114 for **further conceptual review of a new residence of approximately 2,618 square feet, a garage of approximately 693 square feet and a cabana of approximately 351 square feet.** The following structures currently exist on the parcel: single family residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 176 cubic yards of cut and approximately 33 cubic yards of fill. The property is a 12,228 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at **1147 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/02/08.)

PUBLIC COMMENT:

- **Robert Croteau**
- **Steven Sandiker**
- **Libby Aspen**
- **Julie and Hayim Abulafha**
- **Eric Stille**
- **David and Patti Cornwall**

MBAR COMMENTS:

- **Supports the style, including the butterfly roof and the indoor/outdoor design.**
- **Appreciates that the applicant team compressed the design.**
- **Appreciates the changes in architecture made as a result of MBAR comments at the last meeting.**
- **Majority of MBAR is okay with FAR overage. One member expressed concern that the structure is too large for the site.**
- **The project is compatible to the environment.**
- **The view corridor is acceptable.**
- **Restudy the 16' high hedge. Consider lower it, undulating or layering the vegetation; avoid a tunnel-like effect.**
- **Appreciates the additional information on the trees; the acacia is beautiful but these trees can be brittle with a shallow root system.**
- **Review drainage.**
- **Review southern building extension/overhang.**
- **The north second story elevation is okay.**
- **The west second story elevation is acceptable with screening.**
- **Expressed concern with the minimal east side setback and the east elevation, and suggested that the applicant team consider pulling back the second story element.**
- **Applicant may return for preliminary approval.**

Project received review only. No action taken.

7. **Askari Single Family Dwelling**
08BAR-00000-00146 Addition, Guesthouse, Pool house Remodel 1084 Golf Road
08LUP-00000-00311 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Braden Sterling, agent/architect for the owner, Tannaz Askari, to consider Case No. 08BAR-00000-00146 for **conceptual review and preliminary approval of an approximately 1,296 sq. ft. addition to the existing residence, an approximately 800 sq. ft. guesthouse, and demolition of the existing cabana and reconstruction of a new 648 sq. ft. pool cabana.** The following structures currently exist on the parcel: residence of approximately 5,900 square feet, garage of approximately 483 square feet, a pool house of approximately 488 square feet and an approximately 241 square foot storage shed. The proposed project will require approximately 26.5 cubic yards of cut and zero fill. The property is a 3.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- **Restudy the guesthouse architecture.**
- **Restudy the guesthouse arches.**
- **Return for final on consent.**

ACTION: Ketzler moved, seconded by Edwards and carried by a vote of 6-0 (Nulty absent) to grant preliminary approval of 08BAR-00000-00146.

8. **Ziegler Single Family Dwelling**
08BAR-00000-00142 Addition and Remodel 607 San Ysidro Road
08LUP-00000-00294 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dennis Gibbens, architect for the owners, Peter and Cheryl Ziegler, to consider Case No. 08BAR-00000-00142 for **conceptual review of an approximately 301 square foot addition and remodel to existing residence, and an approximately 256 square foot storage shed.** The following structures currently exist on the parcel: residence of approximately 3,955 square feet and a garage of approximately 980 square feet. The proposed project will require less than 50 cubic yards of cut and less than 50 cubic yards of fill. The property is a 1.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-023, located at **607 San Ysidro Road** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- **Provide a lighting cut sheet that includes exterior sconces.**
- **Eliminate lighting on top of the gate pillars; if lighted at all, light from bottom.**
- **Proposed grading to be established.**
- **Return with color board.**
- **Applicant may return for preliminary/final on consent with planner approval.**

Project received review only. No action taken.

9. **Bohlinger New Single Family Dwelling,**
08BAR-00000-00140 Accessory Structure 311 Ennisbrook Drive
(No Planner Assigned) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Peter Bohlinger, to consider Case No. 08BAR-00000-00140 for **conceptual review of a new residence of approximately 4,248 square feet with an approximately 1,060 square foot basement, a detached garage of approximately 1,060 square feet and an approximately 752 square foot accessory**

structure. There are no structures currently on the parcel. The proposed project will require approximately 240 cubic yards of cut and approximately 405 cubic yards of fill. The property is a 0.962 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-034, located at **311 Ennisbrook Drive** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- **No site visit is necessary.**
- **Provide photos of the story poles erected for the Ennisbrook conceptual/preliminary committee review.**
- **Provide results of the Ennisbrook conceptual/preliminary committee review.**
- **Return following planner review for preliminary approval.**

Project received review only. No action taken.

10.

08BAR-00000-00131	Cherner New Single Family Dwelling, Garage and Pool	813 Romero Canyon Road
08LUP-00000-00308	(Seth Shank, Planner 568-2054)	Ridgeline: N/A

Request of Jan Hochhauser, architect for the owners, Stephen and Vicki Cherner, to consider Case No. 08BAR-00000-00131 for **conceptual review of a new two-story residence of approximately 4,700 square feet with an approximately 275 square foot basement and a garage of approximately 500 square feet.** There are no structures currently on the parcel. The proposed project will require approximately 980 cubic yards of cut and approximately 980 cubic yards of fill. The property is a 5.50 acre parcel zoned 5-E-1 shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- **Frances Wiesmiller (written)**

MBAR COMMENTS:

- **Site plan appears to fit in well with the semi-rural setting.**
- **Appreciates the architecture.**
- **No site visit is required.**
- **Applicant may return for preliminary approval.**

Project received review only. No action taken.

11.

08BAR-00000-00135	Conk Addition	818 San Ysidro Road
08LUP-00000-00297	(Seth Shank, Planner 568-2054)	Ridgeline: N/A

Request of Tom Smith, agent/architect for the owner, Chris Conk, to consider Case No. 08BAR-00000-00135 for **conceptual review of an addition of approximately 260 square feet.** The following structures currently exist on the parcel: residence of approximately 4,177 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 shown as Assessor's Parcel Number 011-110-026, located at **818 San Ysidro Road** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- **Richard Heimberg**

MBAR COMMENTS:

- **No concerns with the architecture.**
- **Return with either (a) a revised landscape plan schedule for full board review or (b) remove the palm, return the landscape plan to its previous design (without the Canary Island palm) and return for preliminary/final on consent.**
- **Re-notice neighbors prior to the next MBAR hearing if landscape plan is revised.**

Project received review only. No action taken.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Zilles, and carried by a vote of 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, July 28, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:30 P.M.