



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of August 24, 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
Michele Michaelson
Raymond Ketznel
Sam Maphis
Peter Edwards
Anthony Spann - **Chair**
Don Nulty - **Vice Chair**
Sharon Foster - **MBAR Secretary**
Alice McCurdy - **Supervising Planner**

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, 3:00 at P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Donald Nulty Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT: Ray Ketznel, Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 1

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 4-0-1 (Ketznel & Zilles absent, Nulty abstained) to: accept the changes to the agenda.

Item # 1- Chow/Tan Demo/Rebuild, 07BAR-00000-00294 was dropped from the agenda.

Item # 3 – Gilchrist New Single Family Dwelling, Garage Demo, 09BAR-00000-00097 was dropped from the agenda.

III. MINUTES: Maphis moved, seconded by Nulty and carried by a vote of 5-0 (Ketznel & Zilles absent) to approve the Minutes of August 10, 2009 as revised.

C-1. **09BAR-00000-00115** **Latham Addition** **121 Santa Tomas**
09CDP-00000-00044 (Kimberely McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Eric Swenmunson, architect for the owners, Robert Latham, to consider Case No. 09BAR-00000-00115 for **final approval on consent of an addition of a new den and laundry of**

approximately 290 total square feet. The following structures currently exist on the parcel: a single family dwelling of approximately 1,812 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading. The property is a .37 acre parcel zoned 10-R-01 and shown as Assessor's Parcel Number 009-241-010, located at **121 Santo Tomas Lane** in the Montecito area, First Supervisorial District. (Continued from 8/10/09)

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 5-0 (Ketzel & Zilles absent) to grant final approval on consent of 09BAR-00000-00115.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: None

STANDARD AGENDA:

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|-----------|--------------------------|-----------------------------------|-----------------------------|
| 1. | 07BAR-00000-00294 | Chow/Tan Demo/Rebuild | 1705 Glen Oaks Drive |
| | 07LUP-00000-00294 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |
| | 07CDP-00000-00116 | | |

Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **final approval of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet; second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 11/17/08, 2/9/09, 5/4/09)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0-1 (Nulty abstained and Ketzel & Zilles absent) to drop 07BAR-00000-00294 from the agenda. See Agenda Status Report.

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| 2. | 07BAR-00000-00141 | Nathan Single Family Dwelling
Addition and Garage | 2140 Alisos Drive |
| | 07LUP-00000-000365 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |

Request of Sophie Calvin, agent for the owner, Zev Nathan, to consider Case No. 07BAR-00000-00141 for **revised preliminary/final approval of the construction of an addition of approximately 862 square feet to the existing residence and a new detached garage of approximately 770 square feet and for the demolition of a 308 square foot accessory structure.** The following structures currently exist on the parcel: residence of approximately 3,696 square feet with a detached garage of approximately 482 square feet. The proposed project will require approximately 33 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at **2140 Alisos Drive** in the Montecito area, First Supervisorial District. (Continued from 6/18/07, 1/28/08.)

MBAR COMMENTS:

1. The building is nicer and further removed from the street.
2. The retention of the oak trees where the garage would have been is a benefit.

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 5-0 (Zilles & Ketzel absent) to grant revised preliminary and final approval of 07BAR-00000-00141.

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| 3. | 09BAR-00000-00097
09LUP-00000-00284 | Gilchrist New Single Family
Dwelling/Garage Demo
(Brian Banks, 568-3559) | 661 Picacho Lane
Ridgeline: N/A |
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Request of Don Nulty, architect for the owners, John and Gilchrist, to consider Case No. 09BAR-00000-00097 for **preliminary/final approval of a new residence of approximately 4,574 square feet, an attached garage of approximately 687 square feet, and a new driveway and parking area.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,590 square feet and a garage of approximately 687 square feet (all to be demolished). The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-005, located at **661 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 6/29/09)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0-1 (Nulty abstained and Ketzal & Zilles absent) to drop 09BAR-00000-00097 from the agenda. 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 Edwards, and carried by a vote of 5 to 0 (Ketzal & Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, September 14, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:20 P.M.